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UNIVERSITY OF TORONTO

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HOUSING IN CANADA

1ST
QUARTER
1954

CONTENTS

	Page
Foreword	3
List of Tables and Charts	5
Part I.—Summary	9
Part II.—Tabular Material	27
1. House Building Activity	29
2. Publicly-Assisted House Building	42
3. Population and Income	61
4. Real Estate Lending	66
5. Building Materials	71
6. Building Labour	91
7. Building Costs	100
8. Building Industry	106
Part III.—Sources and Explanatory Notes	108
Index	123

FOREWORD

Housing in Canada is published quarterly and is designed to provide such information as is available and necessary for an understanding of conditions in the housing market.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. In subsequent issues current information has been provided and new data have been added.

The report is arranged in three parts. A textual summary is presented in Part I highlighting the statistical material contained in Part II. Part III of this report provides source notes for the statistical data and explanatory notes where interpretation of the series seems appropriate.

The textual summary, in this issue, includes an outline of the provisions of the National Housing Act, 1954, which came into force on March 22, 1954. Statistical data relating to lending operations under the insured loan arrangement of the new Act, together with data relating to operations under the old Act, are presented in Tables 16, 17, and 40 in Part II. Data on publicly-initiated housing programs, both in terms of expenditures and in terms of dwelling units started and completed, are brought together in two new tables. The data in a number of tables which have appeared in earlier issues of this report, have been rearranged. For example, information on the costs of different types of new houses, as estimated by loan applicants under the National Housing Act, has been separated from information relating to the volume of loans and now appears in the section dealing with building costs rather than that dealing with publicly-assisted housing.

All statistical series in this report include such data as are available for the Province of Newfoundland from 1949, when Newfoundland became part of Canada, onwards.

Some of the material incorporated in this report is obtained from original sources with other data submitted by various Federal Government departments, including the Department of Finance, Department of Trade and Commerce, Department of Labour, Department of Veterans' Affairs, Department of Citizenship and Immigration, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics, and the Department of Defence Production. Data are also provided by the Quebec Government through its Farm Credit Bureau. This co-operation has greatly facilitated the preparation of this publication and is gratefully acknowledged.

**Economic Research Department,
Central Mortgage and Housing Corporation.**

Ottawa, August, 1954.

LIST OF TABLES

TABLE	PAGE
House Building Activity	
1. Number of New Dwellings Started, Completed, and Under Construction, Canada, 1945 — May, 1954.....	29
2. Dwellings Started and Completed in New Structures, Actual and Seasonally Adjusted Annual Rates, By Quarter, 1948 — March, 1954.....	30
3. Number of New Permanent Dwellings Started By Urban and Rural Areas, Canada, 1947 — May, 1954.....	31
4. Number of New Permanent Dwellings Completed By Urban and Rural Areas, Canada, 1947 — May, 1954.....	32
5. Number of New Permanent Dwellings Completed, By Type of Unit, Canada, 1947 — May, 1954.....	33
6. Distribution of New Completed Dwellings Unsold, By Number of Months Unsold, and Average Number of Months Unsold, Metropolitan Areas and Other Major Cities, Canada, 1950 — April, 1954.....	34
7. Gross and Net Residential Capital Formation, Canada, 1945 — March, 1954.....	35
8. Gross and Net Residential Capital Formation Valued in 1939 Dollars, Canada, 1945 — March, 1954.....	36
9. Expenditures on New Construction, Major Improvements, Repair and Maintenance, Residential and Other Construction, Canada, 1945 — March, 1954.....	37
10. Publicly-Initiated Housing, Expenditure by Program, Canada, 1949 — March, 1954..	38
11. Personal Expenditures, Government Expenditures, Gross Domestic Investment and Gross National Expenditure, Canada, 1945 — March, 1954.....	39
12. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — April, 1954.....	40
13. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — March, 1954.....	41
Publicly-Assisted House Building	
14. Number of New Dwellings in New Structures Started, Publicly-Initiated, and privately initiated, with and without Federal Government Financial Assistance, Canada, 1947 — March, 1954.....	42
15. Publicly-Initiated Housing, Dwellings Started and Completed, Canada, 1949 — March, 1954.....	43
16. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Lender, Canada, 1950 — June, 1954.....	44
17. Number of Dwellings for which Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Borrower and by Type of Loan, Canada, 1949 — June, 1954.....	45
18. Lending Operations Under the National Housing Act, Analysis of Gross Loans Approved, Showing Number of Dwellings and Average Amount of Loan per Dwelling by Type of Dwelling, Canada, 1952 — March, 1954.....	46
19. Lending Operations Under the Old National Housing Act, Number and Amount of Net Loans Approved and Number of Dwellings Financed, Canada, February, 1945 — April, 1954.....	47
20. Federal Provincial Housing Operations Under the National Housing Act, Canada, 1950 — March, 1954.....	48
21. Federal-Provincial Land Assembly Operations Under the National Housing Act, Canada, 1950 — March, 1954.....	49
22. Expenditures on Federal Provincial Housing and Land Assembly Operations under the National Housing Act, Canada, 1950 — March, 1954.....	50
23. Land Assembly Projects Under Section 19 of the National Housing Act, Canada, 1947 — March, 1954.....	51
24. Operations Under the National Housing Acts, Rental Insurance Plan, Net Number of Projects, and Dwellings Approved with Loans under the National Housing Act and with Conventional Loans, Canada, 1949 — June, 1954.....	52
25. Operations Under the National Housing Acts, Rental Insurance Plan, Average Number of Rooms, Floor Area, Estimated Cost and Maximum Monthly Rent per Unit, for Gross Projects Approved, Canada, 1948 — May, 1954.....	53
26. Veterans' Rental Housing Projects by Central Mortgage and Housing Corporation, Number of New Dwellings Started, Completed and Under Construction and Expenditure, Canada, 1941 — March, 1954.....	54
27. Armed Service Married Quarters, Construction Operations by Central Mortgage and Housing Corporation, Number of Dwellings Started, Completed and Under Construction and Actual Expenditures, Canada, 1949 — March, 1954.....	55
28. Housing Operations and Total Construction by Defence Construction (1951) Limited, Canada, November, 1950 — 1953.....	56
29. Construction Operations Under the Veterans' Land Act, 1942, Number of New Dwellings Started, Completed and Under Construction, and Expenditure, Canada, September 23, 1943 — March, 1954.....	57

Publicly-Assisted House Building—Continued

30. Lending Operations Under the Canadian Farm Loan Act, 1927, Canada, 1929, March, 1954.....	58
31. Lending Operations Under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — March, 1954.....	59
32. Operations Under the Quebec Housing Act, Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 — March, 1954.....	60

Population and Income

33. Net Family Formation and Number of Families, Canada, 1945 — March, 1954.....	61
34. Number of Births, Deaths, Marriages, Divorces, Immigration and Total Population, Canada, 1945 — June, 1954.....	62
35. Number of Births, by Sequence of Arrival, Canada, 1945 — March, 1954.....	63
36. Number of Immigrants to Canada, by Sex, Marital Status and Age Group, 1945 — March, 1954.....	64
37. Gross National Product, National Income, Personal Income, Personal Savings, Canada, 1945 — March, 1954.....	65

Real Estate Lending

38. Gross Mortgage Loans on Real Estate Approved by Lending Institutions, by Type of Loan, Canada, 1947 — March, 1954.....	66
39. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, by Type of Lending Institution, and by Type of Dwelling, Canada, 1947 — March, 1954.....	67
40. Gross Joint, Insured and Conventional Mortgage Loans Approved by Lending Institutions, other than Banks, on New Non-Farm Housing Construction, Canada, 1949 — June, 1954.....	69
41. Number of Mortgages Registered and Discharged and Real Estate Transfers Registered, Greater Toronto Area and Province of Ontario, 1945 — March, 1954....	70

Building Materials

42. Indexes of Production and Indexes of Domestic Disappearance of Construction Materials, by Lumber, Other Construction Materials and Total, Canada, 1945 — April, 1954.....	71
43. Production of Selected Building Materials, Canada, 1945 — March, 1954.....	72
44. Sales and Stocks of Selected Building Materials, Canada, 1949 — March, 1954.....	77
45. Imports of Selected Building Materials, Canada, 1945 — March, 1954.....	80
46. Exports of Selected Building Materials, Canada, 1945 — March, 1954.....	83
47. Production of Selected Iron and Steel Building Materials, Canada, 1945 — March, 1954.....	85
48. Sales and Stocks of Selected Iron and Steel Building Materials, Canada, 1949 — March, 1954.....	86
49. Imports and Exports of Selected Iron and Steel Building Materials, Canada, 1945 — March, 1954.....	87
50. Employment and Weekly Payrolls in the Building Material Industries, Canada, 1946 — April, 1954.....	88
51. Non-Seasonal Layoffs in Building Material Producing Industries, Number of Establishments and Number of Employees by Reason for Layoff, Canada, March, 1948 — March, 1954.....	89
52. Strikes and Lockouts in the Building Material Industries, Canada, 1945 — March, 1954.....	90

Building Labour

53. Employment, Unemployment, and The Labour Force by Industry, Construction, Non-Agricultural and All Industries, Canada, 1945 — April, 1954.....	91
54. Employment in the Construction Industry, Percentage Distribution of Construction Workers, by Number of Hours Worked per Week, Canada, March, 1949 — April, 1954.....	92
55. Employment and Weekly Payrolls in the Building Industry and Indexes of Employment in the Building and Non-Agricultural Industries, Canada, 1945 — April, 1954.....	93
56. Number of Hourly Wage-Earners, Average and Total Number of Hours Worked per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — April, 1954.....	94
57. Labour Income in the Construction Industry, and total Labour Income, Canada, 1945 — March, 1954.....	95
58. Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, 1945 — March, 1954.....	96
59. Apprenticeship Training in Construction Trades by Number in Training and Graduates, Canada, 1946 — March, 1954.....	97
60. Immigration of Construction Workers by Trade, Canada, 1945 — March, 1954.....	98
61. Strikes and Lockouts in the Building Industry and in All Industries, Canada, 1945 — March, 1954.....	99

TABLE	PAGE
Building Costs	
62. Indexes of Residential Building Material Prices and Composite Indexes of Construction Material Prices, Canada, 1945 — May, 1954.....	100
63. Indexes of Average Hourly Rates in Construction Trades and in All Industries, Canada, 1945 — May, 1954.....	101
64. Composite Indexes of Wage Rates and Material Prices in the Construction Industry with Wholesale Prices of all Commodities, 1945 — May, 1954.....	102
65. Consumer Price Index with Sub-Indexes of Rent, Home Ownership and Shelter Cost, Canada, 1945 — May, 1954.....	103
66. Estimated Cost of Dwellings Financed under the National Housing Act by Type of Dwelling, Canada, 1953 and First Quarter, 1954.....	104
67. Percentage Distribution of New Completed Dwellings by Number of Months under Construction and average number of Months under Construction, by Month of Completion, Canada, 1946 — April, 1954.....	105
Building Industry	
68. Bankruptcies in the Construction Industry, Building Material Industries, and in All Industries, Canada, 1945 — March, 1954.....	106
69. Indexes of Stock Prices of common shares of sixteen Building Material companies and eighty-two Industrial companies, Canada, 1945 — May, 1954.....	107

LIST OF CHARTS

FIGURE	PAGE
1. Production of Twelve Selected Building Materials, Canada, Quarterly, 1950 — 1st Quarter, 1954.....	21
2. Indexes of Employment in the Building Industry and in Non-Agricultural Industries, Canada, December, 1950 — April, 1954.....	22
3. Indexes of Residential Material Prices, Wage Rates of Construction Workers and Combined Index of Material Prices and Wage Rates, Canada, January, 1951 — May, 1954.....	23

PART I— SUMMARY

SECTION 1.—House Building Activity

(See Tables 1-13)

Dwellings started during the first five months of 1954 were 5 per cent lower than in the corresponding period of 1953, while completions were 8 per cent higher. Starts were held back by inclement weather conditions in April and May, to some extent also by the decline in farm incomes, and in some cities by lower levels of economic activity. Furthermore, the small number of National Housing Act loans approved in April, attributable to the unfamiliarity of procedure under the new National Housing Act which came into force on March 22, reduced May's starts. Despite the decline in starts, demand in most parts of the country remained strong as more mortgage money was available for home construction, and as net family formation and non-agricultural personal income continued high. Supplies of construction materials and labour were ample and costs were stable.

Completions were borne up by the relatively large number of dwellings under construction at the beginning of the year.

In the cities of 5,000 population and over starts in the first five months, at 28,100, were about the same as last year despite a decline of 1,000 in the Prairies, where the late wet spring held up building operations. Starts in the smaller urban centres and in rural and farm areas, where farm incomes have the most direct and immediate effect on house building, were down by 19 per cent from 7,000 in the first five months of 1953, to 5,700 in the same period of 1954.

The impending change in the National Housing Act (see p. 13) in March had the effect of speeding up housing starts in the first quarter. With the prospect of new legislation coming into force early in 1954, the Central Mortgage and Housing Corporation in December 1953 stipulated that houses for which loans were approved under the old Act would have to be started within 30 days of the loan approval. Prior to this there had been a period of 90 days allowed and the change forced an early start on houses for which loans had been approved but on which construction had not commenced. Furthermore, the impending legislation had a stimulating effect on joint loan approvals under the old Act, as lenders, aware of the possibility of a decline in the maximum interest rate, were attempting to get as many loans as possible approved under the old Act.

Residential Capital Formation

The value of investment in new residential construction in the first quarter of 1954 was higher than in the first quarter of 1953 while investment in other types of construction was lower. As a result, the proportion of total construction investment which was for residential purposes increased between the two periods.

With housing starts in the first quarter of 1954 at the same rate as in the first quarter of 1953, and completions 10 per cent higher, the volume of residential construction increased by 7 per cent. Building costs were only slightly higher, so that the increase in investment in value terms was of the same order as the increase in volume. The value of new residential construction, including major improvements and repair and maintenance, was \$267 million in the first quarter of 1954 compared to \$249 million in the first quarter of 1953.

The value of construction other than for residential purposes, fell from \$553 million in the first quarter of 1953 to \$518 million in the first quarter of 1954.

As a result, investment in residential construction represented 34 per cent of all construction work in the first quarter of 1954 compared to 31 per cent in the corresponding period of 1953.

Of the \$267 million invested in residential construction, \$5.3 million represented government investment in publicly-initiated housing. This public investment was down from the total of \$10.0 million in the first quarter of 1953 and reflects declines in all the public housing programs. Expenditures on housing under the Federal-provincial housing and land assembly agreements were down from \$3.4 million to \$2.7 million. \$2.5 million was spent on the construction of married quarters for the armed services compared to \$5.4 million in the first quarter of 1953, while under the veterans' rental housing program expenditures were down from \$750,000 to \$110,000.

With declines in private investment other than construction, gross domestic investment excluding changes in farm inventories amounted to \$977 million in the first quarter of 1954, 7 per cent below the \$1,137 million total of the first quarter of 1953. Private investment in residential construction, including investment by government business enterprises, amounted to \$209 million and represented 21 per cent of gross domestic investment in the first quarter of 1954 compared to 17 per cent in the corresponding period of 1953.

The decline in gross domestic investment from the first quarter of 1953 to the first quarter of 1954, was accompanied by an increase in personal expenditures from \$3,478 million to \$3,590 million. As a result, gross national expenditure showed a slight increase from \$5,321 million in the first quarter of 1953 to \$5,375 million in the first quarter of 1954. Total expenditures on residential construction represented 5 per cent of gross national expenditure in the 1954 period compared to 4.7 per cent in the corresponding period of 1953.

SECTION 2.—Publicly-Assisted House Building

(See Tables 14-32)

In the first quarter of 1954 the proportion of total dwellings started with some form of Federal Government assistance increased, largely as a result of developments under the old National Housing Act. Moreover, early experience with lending operations under the National Housing Act, 1954, which came into force on March 22, indicate that an even greater proportion of the overall housing program will be under its provisions than was the case with its predecessor.

Total publicly-assisted housing starts numbered about 6,600 in the first quarter of 1954, an increase of 25 per cent over the first quarter of 1953. These starts represented 56 per cent of the total program in 1954 as against 44 per cent in 1953.

A small number of these starts, 69 in 1954 and 376 in 1953, were built directly by government, either under the Federal-provincial housing provisions of the National Housing Act, the veterans' rental housing program, the housing program for married servicemen by the Department of National Defence, or housing programs incidental to the principal operations of other Government departments.

A part again was assisted under the guarantee provisions of the National Housing Act, and the Farm Improvement Loans Act.

The bulk of publicly-assisted house building was done under the loan provisions of the National Housing Act, with smaller programs of loan assistance conducted also under the Veterans' Land Act and Canadian Farm Loan Act.

Starts under the loan provisions of the old National Housing Act numbered 6,300 in the first quarter of 1954 as against 4,600 in the first quarter of 1953. As pointed out on p. 11, the impending changes in the National Housing Act accelerated the rate of starts and approvals under the old National Housing Act in the first quarter of 1954.

The National Housing Act, 1954

The National Housing Act, 1954, came into force on March 22⁽¹⁾. The new Act replaced the former joint loan provisions with a system of insured mortgages, provided for the participation of the chartered banks and Quebec savings banks in mortgage lending under the Act, and established the basis for a secondary market in insured mortgages by provisions which permit approved lenders under the Act to sell insured mortgages to individuals and other investors who are not approved lenders. Provision was also made in the Act for mortgage loans for home conversion. These loans are insured in the same way as mortgage loans for the building of new structures. A number of changes in the terms of loans made under the National Housing Act are introduced in the new legislation.

Many of the provisions of the National Housing Act of 1944 are re-enacted in the new Act either without change or with only minor modifications. Among these provisions are those for Federal-provincial co-operation in land assembly and development and in the construction and ownership of low-rental housing, and for Federal assistance in housing re-development and the clearance of blighted areas. Loans to limited dividend housing corporations and to primary producers, together with guarantees under the rental insurance plan and guarantees of home improvement and extension loans, are re-enacted. In the case of loans for home improvement and extension, however, an insurance fee of one per cent of the amount of the loan is now charged. The powers of the Central Mortgage and Housing Corporation to make direct loans remain unchanged.

The insurance of mortgage loans made under the Act requires that a single fee for the insurance be paid by the borrower at the time that the loan is made. This fee is added to the amount of the approved loan. For loans on dwellings for home ownership the fee is set at 2 per cent of the approved loan where progress advances are made, and at 1 ¾ per cent of the loan where the whole loan is advanced on completion of the property. For rental housing projects and home conversion loans the insurance fee is 2½ per cent or 2¼ per cent depending upon whether progress advances are made or not. Insurance fees are deposited in a Mortgage Reserve Fund from which claims are paid. The fund is administered by the Central Mortgage and Housing Corporation.

In the case of an insurance claim the approved lender is required to complete such legal proceedings as are necessary to transfer the property, with clear title, to the Central Mortgage and Housing Corporation. The regulations under the Act require that the insurance claim be made within thirty days of the time when the claimant acquires clear title. The settlement includes an allowance for principal, an allowance for interest, and an allowance for settlement costs. The claimant receives 98 per cent of the amount owing on the principal of the loan at the time foreclosure proceedings were instituted or, where no such proceedings

(1) Statutes of Canada, Chapter 23, 1953-1954.

were involved, at the time when the property was acquired. The payment also includes the full amount of such approved charges as were advanced to the borrower in order to maintain the security of the mortgage, e.g. fire insurance premiums. The allowance for interest payments in default at the time the property is conveyed to the Corporation, is 98 per cent of the amount of such payments due or accrued for the default period up to a maximum of six months. An additional amount is paid when the default period is more than six months. This additional payment comprises interest at a rate two per cent below the mortgage interest rate on the sum of two items: (1) the loan principal and approved charges outstanding and (2) an amount representing interest at the mortgage rate of interest on the loan principal and approved charges outstanding for a period of six months. The period for which this additional payment is made is the default period less six months. In calculating this amount, however, the maximum default period that can be taken into account is eighteen months. For settlement costs the claimant receives \$125 as compensation for the acquisition fee, and other approved legal disbursements.

The entry of the chartered banks and the Quebec savings banks to the field of mortgage lending under the National Housing Act means that the potential supply of mortgage funds is substantially broader. Previously the chartered banks were not permitted to engage in mortgage lending. In addition to providing another channel by which savings can be used for investment in National Housing Act mortgages, the chartered banks, with their 4,000 branches, can provide an improved coverage of potential borrowers under the National Housing Act, particularly in the smaller centres of population.

The National Housing Act, 1954, contains provisions to facilitate the development of a secondary market in insured mortgage loans. The Act provides that the insurance policy on a mortgage loan made under the new legislation may be assigned to the purchaser should the loan be sold, provided that the loan continues to be serviced by an approved lender. It will be possible, therefore, for individuals and other investors who are not approved lenders to invest in insured mortgages by arranging with an approved lender to service the loan. The new Act also authorizes the Central Mortgage and Housing Corporation to buy and sell insured mortgage loans as well as to make loans to approved lenders upon the security of insured mortgage loans⁽¹⁾. These provisions endow the insured mortgage loan with a degree of liquidity and transferability that greatly broadens the potential supply of mortgage funds.

The terms of loans insurable under the Act differ from the terms on which joint loans were made prior to the new legislation. These differences affect the level of loans and the length of time for which loans may be made. For dwellings for home-ownership, other than for certified defence workers, the loan-to-value ratio is now set at 90 per cent of the first \$8,000 of the lending value and 70 per cent of the remainder, subject to a maximum loan of \$12,800 set by regulation. Under the joint loan arrangement loans were made at 80 per cent of the lending value up to a maximum of \$10,000. For a duplex, the loan is calculated on the same 90 per cent and 70 per cent basis for the first half of the lending value with 80 per cent allowed on the second half of the lending value, subject to a maximum

(1) Arising out of the provisions for mortgage lending by the banks, an amendment has been made to the Bank of Canada Act by which insured mortgage loans made under the National Housing Act, 1954, will be accepted by the Bank of Canada as security for loans to the chartered banks and the Quebec savings banks.

set by regulation at \$15,300. Under the earlier legislation loans were made at 80 per cent of the lending value of the property subject to a maximum loan of \$11,600. For dwellings for certified defence workers the ratio of loan amount to lending value is 90 per cent, as under the earlier legislation. For farm dwellings, loans may be made for \$10,000 or two thirds of the appraised value of the farm, whichever is the lesser amount.

For rental housing projects insured loans may be made up to 80 per cent of the lending value of the project. These loans may be made up to a maximum amount of \$7,000 per dwelling for multiple family dwellings. Under the joint loan arrangement the maximum was \$6,200.

The new Act provides for insured mortgage loans for home conversion. Loans approved for home conversion must not exceed the lesser of 70 per cent of the lending value of the structure, including land, when the alteration is completed, or the cost of the alterations together with the amount necessary to discharge all encumbrances on the title to the land.

The usual term of an insured loan for a dwelling for home ownership is now 25 years, compared to 20 years under the old Act. Loans for shorter periods may be approved at the borrower's written request. For rental housing projects the term of the loan is not to exceed 25 years, and for home conversion the maximum is 15 years.

The maximum rates of interest on loans made under the new Act continue to be set by the Governor General in Council and, at the time rates are promulgated, they shall not exceed the yields on long term Government of Canada bonds by more than certain margins. In the case of insured loans, the maximum margin by which the mortgage rate may exceed the bond rate is $2\frac{1}{4}$ per cent. For loans to limited dividend housing corporations, the maximum margin is one half of one per cent, and for loans to primary producers, $1\frac{1}{2}$ per cent. On March 19th, 1954, the rate for loans for home ownership, home conversion, rental housing projects and farm housing was set at $5\frac{1}{2}$ per cent. Prior to the new legislation the rate paid by borrowers on these loans was $5\frac{1}{4}$ per cent. The rates on loans to limited dividend housing corporations and to primary producers remain unchanged at $3\frac{3}{4}$ per cent and $4\frac{3}{4}$ per cent.

In respect of all insured loans, Central Mortgage and Housing Corporation will pass on plans and specifications, make appraisals and undertake the construction inspections to ensure compliance with approved standards.

Activity Under The National Housing Acts

Gross mortgage loan approvals, under the new and old Acts together, were made for 22,000 dwelling units in the first six months of 1954. This was greater than the activity of the first six months of 1953 when, under the old Act, loans were approved for 19,000 dwelling units. Owing to the weather and the 30 day construction limit referred to in Section 1 of this report, there were a larger number of cancellations of loans than usual. Nevertheless, *net* loan approvals in the first six months of 1954 exceeded those of the corresponding period of 1953 by more than 1,000 dwelling units.

During the first three months of the year, the impending legislation had a stimulating effect on joint lending. Up to March 19th, 1954, gross joint loans were approved for 9,300 dwellings under the old Act, as against 6,000 in the first quarter of 1953. Most of this increase occurred in March itself with the

lenders, anticipating a decline in the maximum rate of interest under the new arrangement, attempting to make as many loans as possible under the old. Furthermore, with a continued fall in yields on other types of investments, while the return to lenders on joint loans remained unchanged at $5\frac{3}{4}$ per cent, joint loans became increasingly attractive. In September, 1953, the difference between the $5\frac{3}{4}$ per cent rate on joint loans and the yield on long-term Government of Canada bonds⁽¹⁾ was 2.00 per cent. At the beginning of 1954, the difference had increased to 2.20 per cent and by the end of the first quarter it had risen to 2.65 per cent.

With the expiry of the old Act and the coming into force of the new, there was a comparative interruption of about six weeks in the rate of lending due to the unfamiliarity of the new technique. The Corporation issued undertakings to lenders to insure loans in respect of 800 dwellings up to the end of April, 3,400 dwellings in May, and 6,800 in June. For nearly two thirds of these dwellings the loan applications were from lending institutions which had been operating under the old joint loan arrangement and had continued operating under the new Act, and for over one third the loan applications were from chartered banks and the Quebec savings banks, engaged in lending under the National Housing Act for the first time.

While the total number of dwellings for which joint and insured mortgage loans made by private lenders were approved in the first six months of 1954 was near the joint loan total for the corresponding 1953 period, the rate of insured lending in the months of May and June was about 30 per cent higher than the rate of joint lending in May and June of 1953. Not only were the numbers of units involved greater, but the average size of loan per unit was also higher, because of the higher loan levels permissible under the new Act. For single family dwellings insured loans in May averaged \$9,986 per unit while joint loans in May of last year averaged \$8,505 per unit.

Corporation Loans

In addition to approvals of joint and insured mortgage loans made by private lenders, loans to limited dividend housing corporations were approved for 492 dwelling units in the first six months of the year. This represents an increase of 110 per cent from the 234 dwelling units approved in the corresponding period of 1953.

Corporation loans on projects for which rental insurance guarantees had been approved, were made for 472 dwelling units in the first six months of the year, all under the old Act. This was more than the total of 193 dwelling units for which such loans were made in the corresponding period of 1953, also under the old Act. While the Corporation is still empowered to approve such loans under the new Act, it is not intended to do so for the time being.

Other Corporation loans, representing those in cases where joint loans were not available from approved lenders under the old Act, or insured loans from approved lenders under the new, fell off considerably with the entry of banks into the field. In the period April to June in 1953, Corporation loans in lieu of joint loans were approved in respect of 577 dwellings, mainly in areas where institutional lending was not available. In the same months of 1954, Corporation loans in lieu of insured loans were approved in respect of only 57 dwellings.

(1) Government of Canada 15 year theoretical bond.

These loans are exclusive of defence workers' loans which were approved by the Corporation for 113 dwellings in the first six months of 1953 as against 159 in the same period of 1954.

Federal-Provincial Housing and Land Assembly Agreements

In the first quarter of 1954, 41 dwelling units were started, and 278 units completed, under the Federal-provincial housing agreements. In the first quarter of 1953 there were 127 dwellings started and 375 completed.

Expenditures on rental housing projects amounted to \$1.5 million, and a further \$1.2 million was spent on land assembly projects and combined land assembly and rental housing projects. These expenditures, totalling \$2.7 million in the first quarter of 1954, represented a decline from the \$3.8 million total for the first quarter of 1953.

Rental Insurance Guarantees

Rental insurance guarantees were approved on 3 projects, representing 469 dwelling units, in the first six months of 1954.

In the corresponding period of 1953, guarantees were approved on 1,636 dwelling units. The maximum monthly rent for dwellings for which these guarantees were approved was \$91.46 in the first quarter of 1954 compared to \$88.09 in the first quarter of 1953.

Veterans' Rental Housing Program

In the first quarter of 1954, 25 dwelling units were started and 38 completed under the veterans' rental housing program. This program is administered by Central Mortgage and Housing Corporation under Federal-municipal agreement. Expenditures during the period amounted to \$109,000 compared to \$751,000 in the first quarter of 1953.

Armed Service Married Quarters

Starts of dwellings for married quarters for the armed services numbered only 3 in the first quarter of 1954 while 309 units were completed. Expenditures in the period amounted to \$2.5 million compared to \$4.4 million in the first quarter of 1953.

The program is now administered entirely by the Central Mortgage and Housing Corporation for the Department of National Defence. In the past three years a number of armed service married quarters have been constructed by Defence Construction (1951) Limited. The housing projects constructed by this Crown Company have now been completed.

Veterans' Land Act

Expenditures under the Veterans' Land Act in the first quarter of 1954 amounted to \$2.3 million compared to \$2.7 million in the first quarter of 1953. Starts of dwellings financed under the Act were 164 and completions totalled 567 in the quarter. In the corresponding period of 1953, there were 115 dwellings started and 508 completed.

Canadian Farm Loan Act

Mortgage loans approved for residential construction under the Canadian Farm Loan Act during the first quarter of 1954, amounted to \$49,000 representing 63 loans. The Act, administered by the Canadian Farm Loan Board, provides for long term credit to farmers, including mortgage loans for the construction

of new farm houses and the repair of existing structures. Of the mortgage loans made in the quarter, 14 were for new construction and 49 for repair purposes.

Farm Improvement Loans Act

The Farm Improvement Loans Act provides for guarantees of medium term farm loans. During the first three months of 1954, guarantees were approved on 73 loans, amounting to \$131,000, for the construction of new farm dwellings and 209 loans, amounting to \$204,000, for the alteration and improvement of existing farm dwellings.

Quebec Housing Act⁽¹⁾

The Quebec Farm Credit Bureau is empowered to pay a subsidy on mortgage interest charges on approved mortgage loans borrowed by residents of the province. This subsidy is paid on interest charges in excess of 3 per cent, on dwellings containing not more than two units. In the first quarter of 1954 the bureau approved 884 applications for the subsidy, entailing a total commitment of \$2.0 million, an average of \$1,990 per loan. On April 23rd, 1954, the Prime Minister of Quebec announced that his government will not provide this interest rate subsidy on loans under the National Housing Act, 1954.

SECTION 3.—Population and Income

(See Tables 33-37)

The easing of the rate of economic expansion which became apparent in the last quarter of 1953 continued into 1954 and had some effect on the demand for new housing. In rural areas and in urban centres dependent on conditions in agriculture, the decline in farm incomes had some effect on demand for housing. Demand was also weaker in those urban centres where industrial unemployment had risen notably. In larger centres of population where the sources of income are more diversified, the continued high rate of net family formation and the sustained level of incomes helped to maintain the overall demand for new housing.

Net Family Formation

The total number of families in Canada increased by 5,500 in the first quarter of 1954. This increase, while seasonally low, was more than twice as large as the increase in the same period of 1953 when 2,600 families were added to the total. The higher rate of net family formation in the first quarter of 1954 was the result of a larger number of marriages, 19,900 compared to 17,300 a year ago, and an increase in immigration. The higher rate of marriages did not continue into the second quarter when they totalled 27,600 compared to 29,500 in the second quarter of 1953.

Births which affect the need and demand of families for separate living accommodation, numbered 212,000 in the first six months of 1954, as against 196,000 in the first six months of 1953.

Incomes and Employment

The average number of workers employed in each month of the last quarter of 1953 was 5.2 million. This declined by 5 per cent to 4.9 million in the first quarter of 1954. The corresponding decline at the beginning of 1953 was less

(1) An Act to Improve Housing Conditions. Chapter 6, 12 George VI. *Statutes of the Province of Quebec*, as amended.

than 3 per cent. Personal disposable income showed a larger decline, falling by 8 per cent from \$4.1 billion to \$3.8 billion. Despite the decline from the preceding quarter, personal disposable income in the first quarter of 1954 was 6 per cent higher than in the first quarter of 1953. Farm cash income from the sale of farm products was 6 per cent lower in the first quarter of 1954 than in the first quarter of 1953. The decline was most marked in the Prairies though some offset was provided by payments for the 1952/3 wheat crop.

SECTION 4.—Real Estate Lending

(See Tables 38-41)

Mortgage funds were in good supply in the first five months of 1954. Mortgage loan commitments by the lending institutions, comprising life and fire insurance companies, trust and loan companies, and fraternal societies, were higher in the first quarter of the year than in the corresponding period of 1953. At the end of March 1954, the potential supply of funds was broadened when the chartered banks and the Quebec savings banks entered the mortgage lending field under the National Housing Act, 1954.

Gross mortgage loan approvals by the lending institutions increased by 13 per cent from \$124 million in the first quarter of 1953 to \$140 million in the first quarter of 1954. The increase was in loans for new residential construction with loans on other types of property showing little change from the previous year. The increase in loans for the construction of new dwelling units was marked by a decline in conventional lending and a large increase in joint loans under the old National Housing Act.

As pointed out above (p. 11) the increase in joint lending under the old National Housing Act in the first quarter of 1954 was prompted by the special circumstance that joint lending was coming to an end. The lending institutions, or non-bank lenders, however, have evinced a continued interest in National Housing Act lending, under the insured loan system, having had insured loans approved for 6,100 dwellings in May and June of 1954. This compares with a total of 7,600 dwellings approved for joint loans in the corresponding months of 1953. These loans make a greater claim per unit on institutional funds than did joint loans, first because the lenders must supply the whole of the loan under the insured loan system and not just three quarters as they did under the joint loan system, and second because the average amount of loan per unit is larger under the insured loan arrangement than it was under the joint loan system. Unit for unit, lending institutions are providing 56 per cent more funds under the new system than under the old Act.

Conventional Institutional Lending

Total conventional mortgage lending by the lending institutions in the first quarter of 1954 was 14 per cent below that of the first quarter of 1953. Gross mortgage loan approvals on property other than new residential construction were little changed, increasing from \$48 million to \$50 million between the two periods.

Approvals of loans for new residential construction declined from \$30 million to \$18 million, and in terms of dwellings, from 5,700 units in the first quarter of 1953 to 4,400 units in the first quarter of 1954.

SECTION 5.—Building Materials

(See Tables 42-52)

Production of building materials, after reaching peak levels in 1953, declined slightly more than seasonally at the end of the year. In the first four months of 1954, production increased but remained below the levels of the corresponding period of the previous year. Sales of building materials, while high during 1953, did not keep pace with production so that by the end of the year, inventories had increased. In the first quarter of 1954, sales were slightly below the volume of the first quarter of 1953 and inventories of some materials increased still further. As shown in Section 7 of this report, the easy supply position of building materials resulted in a continuation of the fall in their prices which had been characteristic of most of 1953.

The index of production of lumber in the first four months of 1954 averaged 94.9 compared to 103.2 in the corresponding period of 1953. The decline was in the production of sawn lumber while hardwood flooring and wood fibre building board were produced in larger quantities. For building materials other than lumber, the index of production averaged 105.3 for the first four months of 1954 as against 106.7 in the same months of 1953. Not all types of materials shared in the decline between the two periods. Sanitary ware showed increases in production between the first quarters of 1953 and 1954 as also did cast-iron radiators, gypsum lath and building brick.

Sales of most types of building materials in the first quarter of 1954 were slightly below those of the first quarter of 1953. Sales of hot-water storage tanks were down from 45,600 to 43,000, bath-tubs from 32,500 to 30,700, flue linings from 357,800 feet to 260,700 feet. Sales of cement products and mineral wool products were also down. For some materials, however, sales increased; these include sinks, electric hot-water tank heaters, gypsum plaster and building brick.

Inventories, higher at the beginning of 1954 than the year before, remained higher at the end of the first quarter of 1954 than at the end of the first quarter of 1953. For sanitary ware the increases in inventories were large, 50 per cent in the case of bath tubs and 150 per cent for sinks. Gypsum wallboard stocks increased from 4.2 million square feet to 7.0 million square feet, building brick from 34.9 million to 48.8 million bricks and concrete blocks from 10.7 million to 28.6 million. Stocks of hot-water storage tanks, flue linings and mineral wool products were lower at the end of the first quarter of 1954 than at the same time a year before.

SECTION 6.—Building Labour

(See Tables 53-61)

Employment in the construction industry was 11 per cent lower in the first four months of 1954 than in the first four months of 1953, the average number of workers employed per month declining from 299,000 to 269,000 between the two periods. This decline reflects the smaller volume of non-residential construction in the first quarter of 1954 referred to in Section 1 of this report. Total employment did not fall as much as did employment in the construction industry.

— FIGURE 1 —

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA.

QUARTERLY, 1950-1954.

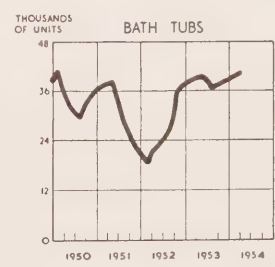
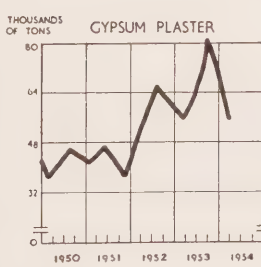
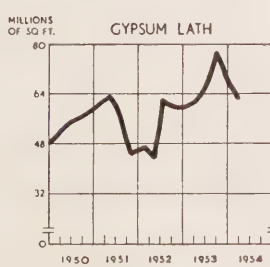
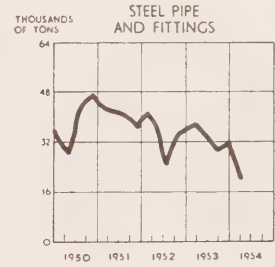
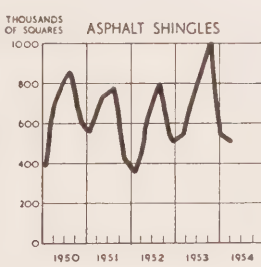
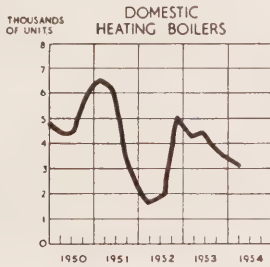
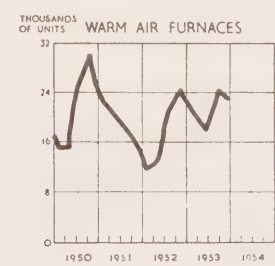
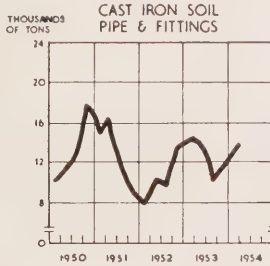
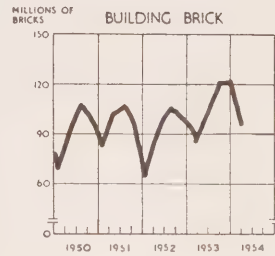
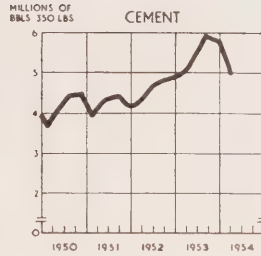
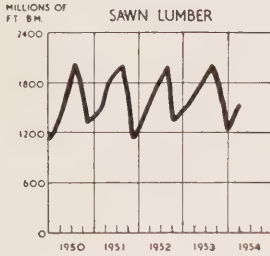
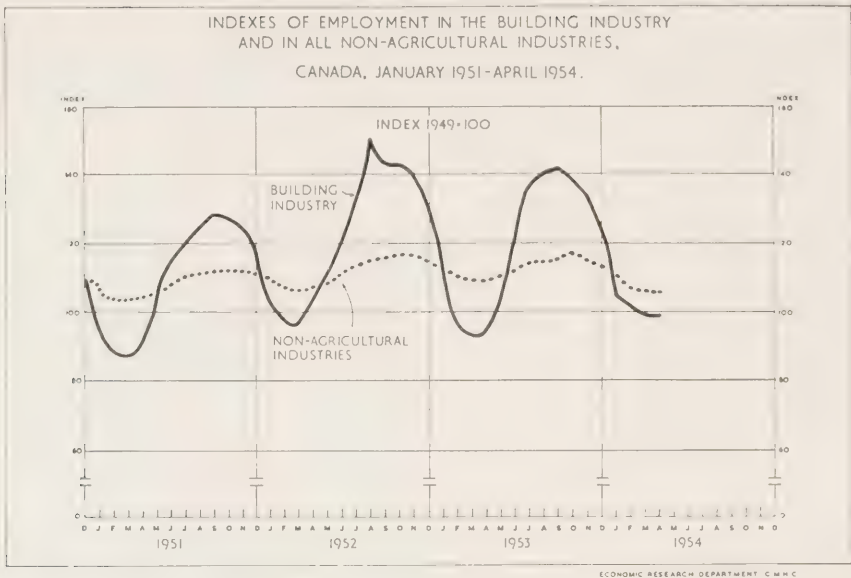


FIGURE 2



In the first four months of 1954, the average number of workers employed in each month was 4,938,000 or 2 per cent less than the average monthly employment of 5,031,000 in the corresponding months of 1953.

With employment in the construction industry down, and with a slight increase over the preceding year in the size of the construction industry labour force, there was an increase in unemployment in the industry. The labour force in the construction industry averaged 352,000 in the first four months of 1954, an increase of 6 per cent over the average of 332,000 in the first four months of 1953. The average number of unemployed in the construction industry increased from 42,000 to 83,000 between the first four months of 1953 and of 1954. The trends indicated by these estimates from the labour force survey are supported by data on the numbers of unplaced applicants for work in the construction industry who were registered with local offices of the Unemployment Commission. In the first quarter of 1953 these applicants averaged 83,000 per month. For the first quarter of 1954, the average was 155,000. The increase in unplaced applicants is most marked in the unskilled and semi-skilled categories. Since these categories of workers form a larger proportion of workers employed in non-residential building than they do in residential building, the relatively larger increase of unplaced applicants in these groups is a further reflection of the decline in non-residential construction in contrast to the increase in housing construction.

Average weekly earnings in the building industry, based on reports of firms with 15 or more employees, were 5 per cent higher in the first four months of 1954 than in the corresponding period of 1953, rising from \$61.96 to \$64.88. This increase was accompanied by a small decline in the average number of

hours worked per week, from 38.3 to 37.0, and reflects the 6 per cent increase in hourly wage rates between the two periods

The increase in average hourly earnings was not sufficient to offset the decline in employment so that total construction labour income declined from \$171 million in the first quarter of 1953 to \$164 million in the first quarter of 1954. This decline of 4 per cent compares with an increase of 2 per cent in total labour income.

Additions to the Supply of Construction Workers

Immigration of skilled construction workers was higher in the first quarter of 1954 than in the corresponding period of 1953. The increase, from 688 to 1,341, occurred in all trades but was most marked in the cases of bricklayers, masons and carpenters. As has been the case for the past few years, carpenters formed the largest single group of entrants.

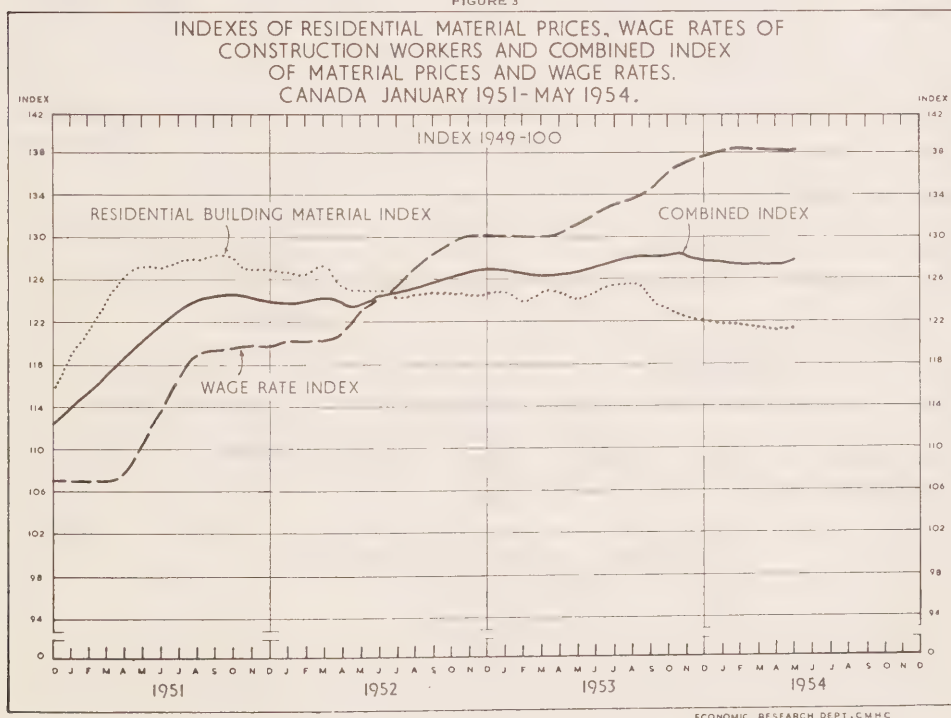
The number of apprentices in training under the Federal-provincial program showed an increase in the first quarter of 1954 from the previous quarter. In the last quarter of 1953 there were 5,183 apprentices in training and in the first quarter of 1954 the number had risen to 5,767. The number of journeymen graduating also went up, from 159 to 283.

SECTION 7.—Building Costs

(See Tables 62-67)

The composite index of residential building material prices and wage rates in the construction industry declined from a monthly average of 128.1 in the fourth quarter of 1953 to an average of 127.6 in the first five months of 1954.

FIGURE 3



This decline was the result of a further fall in the prices of building materials. The index of prices of those materials used for residential building averaged 121.2 in the first five months of 1954 compared to an average of 122.5 in the last quarter of 1953. The prices of these materials had been falling during most of 1953 but, until the last two months of the year, their decline had been offset by rising wage rates. The upward pressures on wage rates in the construction industry slackened during the winter months so that the decline in material prices was reflected in the composite index of material prices and wage rates from November until March. In April and May, however, the composite index showed increases over the previous months.

The decline in the index of residential building material prices was due primarily to a further fall in the price of lumber products. The price index for these products declined from an average of 125.7 in the last quarter of 1953 to an average of 123.6 in the first five months of 1954. The index of prices of electrical equipment and fixtures also declined between these periods, from 122.7 to 119.6. The prices of roofing materials increased, the index rising from an average of 114.9 in the last quarter of 1953 to an average of 116.7 in the first five months of 1954.

Wage rate changes were few until May when there were increases in all trades. The wage rate index for sheet metal workers and truck drivers showed the largest increases. The wage rate index for sheet metal workers rose from an average of 135.1 in the last quarter of 1953 to an average of 135.8 in the first five months of 1954. The index for truck drivers increased from 138.0 to 138.7 between the same periods.

In addition to data on costs of residential building materials and hourly wage rates, some information on applicants' estimated costs of new dwellings financed under the old National Housing Act are available. These data show the construction costs of different types of dwellings, together with the associated land and supplementary costs. In the first quarter of 1954 the average cost of single-storey houses, which constituted the largest group of new dwellings constructed, was \$12,411. This is 6 per cent higher than the average of \$11,673 for the year 1953. Construction costs, land costs and supplementary costs all shared in the increase. The rise in construction costs was due to a larger average finished floor area, 1,092 square feet compared to 1,042 square feet in 1953. The construction cost per square foot fell from \$9.64 in 1953 to \$9.39 in the first quarter of 1954. The construction cost per square foot was also lower for single 1½-storey unfinished dwellings but was higher for other types of dwellings.

The increase in average land costs for single storey houses, from \$1,179 in 1953 to \$1,629 in the first quarter of 1954, was part of a general increase in such costs. Average land costs for single 1½-storey dwellings increased from \$1,241 to \$1,795 in the case of finished dwellings and from \$1,256 to \$1,438 for unfinished dwellings. For single 2-storey dwellings the average cost of land was \$1,642 in the first quarter of 1954 compared to \$1,313 in 1953.

SECTION 8.—Building Industry

(See Tables 68-69)

Bankruptcies

Bankruptcies in the construction industry and in the building materials industry in the first quarter of 1954 were slightly higher than in the correspond-

ing period of the previous year. Bankruptcies in other industries showed a much larger increase between the two periods. This difference points up the relative strength of activity in the construction and related industries.

In the construction industry there were 45 bankruptcies in the first quarter of 1954 with average defaulted liabilities of \$31,000. In the first quarter of 1953, bankruptcies in the industry numbered 39 with average defaulted liabilities of \$22,300.

Bankruptcies in the building material industries in the first quarter of 1954 totalled 11 compared to 9 in the corresponding period of 1953. Defaulted liabilities were down from an average of \$59,200 to \$27,400 between the two periods.

In all industries bankruptcies increased from 1953 and 1954, while average liabilities went up from \$17,100 to \$23,300.

Common Stock Prices

The index of stock prices for sixteen building material companies increased in the first five months of 1954, rising by 17 per cent from 280.9 in December 1953 to 328.4 in May 1954. This increase was slightly less than the rise in the index of prices of the stock of 82 industrial companies. This index stood at 198.5 in May 1954, 19 per cent higher than the December 1953 figure of 167.4.

PART II— TABULAR MATERIAL

Section 1. House Building Activity

TABLE 1. NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,⁽¹⁾ 1945—MAY, 1954.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
1953	106,233	100,663	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	43,219
1952	83,246	73,087	55,689
1953			
1st Quarter	11,930	18,392	49,232
2nd Quarter	34,816	21,099	62,791
3rd Quarter	32,925	22,916	73,055
4th Quarter	22,738	34,432	59,927
Total, 1953	102,409	96,839	—
1954			
January	2,983	8,315	54,248
February	3,057	6,116	51,127
March	5,682	5,896	51,070
1st Quarter	11,722	20,327	—
April	8,692	6,774	52,978
May	13,398	8,423	57,816

(1) Excluding Yukon and Northwest Territories for the whole period and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 111).

(3) Estimated.

(4) Not available.

**TABLE 2. DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES,
ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER,
CANADA,⁽¹⁾ 1948—MARCH, 1954.**

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1948				
1st Quarter	6,678	11,569	58,151	55,851
2nd Quarter	33,090	18,959	91,023	84,823
3rd Quarter	31,348	19,710	99,116	76,994
4th Quarter	19,078	25,859	90,265	81,806
Total, 1948	90,194	76,097	—	—
1949				
1st Quarter	8,490	17,983	79,345	86,296
2nd Quarter	32,158	21,964	87,486	97,917
3rd Quarter	27,972	23,517	88,019	92,017
4th Quarter	21,889	24,731	102,136	77,870
Total, 1949	90,509	88,195	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	23,376	84,713	72,756
4th Quarter	21,206	21,371	99,621	83,478
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,767	89,430
2nd Quarter	34,816	21,099	96,232	94,289
3rd Quarter	32,925	22,916	105,011	90,533
4th Quarter	22,738	34,432	106,961	106,924
Total, 1953	102,409	96,839	—	—
1954				
1st Quarter	11,722	20,327	121,000	99,919

(1) Including Newfoundland from 1949.

TABLE 3. NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — MAY, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
1st Quarter	6,224	264	6,488	614	166	780	7,102
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661
1954							
January	2,927	—	2,927	5	51	56	2,932
February	2,989	108	2,989	68	—	68	3,057
March	5,459	121	5,580	102	—	102	5,682
1st Quarter	11,267	229	11,496	175	51	226	11,671
April	7,648	413	8,061	583	48	631	8,644
May	9,228	1,608	10,836	2,181	381	2,562	13,017

TABLE 4. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — MAY, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
Total, 1953	73,375	6,851	80,226	13,056	3,557	16,613	93,282
1954							
January	7,073	480	7,553	535	227	762	8,088
February	5,131	237	5,368	583	165	748	5,951
March	5,051	278	5,329	383	184	567	5,712
1st Quarter	17,255	995	18,250	1,501	576	2,077	19,751
April	5,997	94	6,091	532	151	683	6,623
May	6,546	319	6,865	1,353	205	1,558	8,218

**TABLE 5. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — MAY, 1954.**

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952					
1st Quarter	10,034	954	0	2,078	13,066
2nd Quarter	11,395	1,294	6	2,579	15,274
3rd Quarter	14,215	1,382	23	2,825	18,445
4th Quarter	20,323	1,684	70	4,225	26,302
Total, 1952	55,967	5,314	99	11,707	73,087
1953					
1st Quarter	13,498	1,032	25	3,837	18,392
2nd Quarter	13,692	2,198	99	5,110	21,099
3rd Quarter	16,626	1,646	107	4,537	22,916
4th Quarter	25,100	2,838	141	6,353	34,432
Total, 1953	68,916	7,714	372	19,837	96,839
1954					
January	5,552	568	29	2,166	8,315
February	4,420	340	147	1,209	6,116
March	3,989	354	87	1,466	5,896
1st Quarter	13,961	1,262	263	4,841	20,327
April	4,764	408	68	1,534	6,774
May	5,326	514	28	2,555	8,423

TABLE 6. DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950 — APRIL, 1954.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed ⁽¹⁾ Dwellings Unsold for 3 months or less as a Percentage of Total Completions	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952									
January	983	80	214	17	27	3	1,224	8.6	2.7
February	936	63	492	34	36	3	1,464	9.3	3.2
March	879	66	391	29	63	5	1,333	10.6	3.3
April	759	67	261	23	119	10	1,239	10.1	3.4
May	630	54	365	31	163	15	1,158	8.1	3.6
June	592	53	387	34	158	13	1,137	7.8	3.9
July	515	49	336	32	205	19	1,056	6.5	4.2
August	526	50	254	24	277	26	1,057	7.2	4.2
September	523	53	190	19	269	28	982	6.6	4.3
October	460	55	141	17	238	28	839	5.7	4.6
November	453	56	108	13	257	31	818	4.7	4.7
December	454	69	84	13	119	18	654	4.2	3.5
Annual Average	642	60	269	25	161	15	1,072	7.4	3.8
1953									
January	371	69	81	15	86	16	538	3.1	3.4
February	399	71	71	13	89	16	559	3.7	3.3
March	268	59	117	25	72	16	457	3.0	4.0
April	260	55	140	30	72	15	472	3.1	3.9
May	321	67	111	23	46	10	478	3.9	3.3
June	295	70	67	16	58	14	420	3.6	3.2
July	271	70	51	13	66	17	388	3.0	3.2
August	285	68	81	19	52	13	418	3.1	3.1
September	305	68	89	20	56	12	450	3.3	3.1
October	325	67	103	21	58	12	486	3.5	3.4
November	430	73	89	15	72	12	591	3.9	3.2
December	488	77	89	14	57	9	634	3.7	3.0
Annual Average	335	63	91	18	65	12	491	3.4	3.2
1954									
January	548	73	120	16	82	11	750	3.9	3.1
February	534	70	138	18	88	12	760	4.1	3.2
March	471	65	173	24	85	11	729	4.2	3.4
April	418	57	211	29	101	14	730	4.4	2.3

(1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

TABLE 7. GROSS AND NET RESIDENTIAL CAPITAL FORMATION, CANADA, 1945 — MARCH, 1954
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total			
1945	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0	17.6	108.6
1946	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5	26.5	230.0
1947	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5	35.0	338.5
1948	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6	40.9	429.5
1949	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3	49.6	519.9
1950	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9	51.8	563.7
1951	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2	50.2	464.4
1952										
1st Quarter	124.7	10.2	2.8	137.7	106.8	2.7	109.5	28.2	3.7	31.9
2nd Quarter	192.0	15.2	4.3	211.5	108.3	2.7	111.0	100.5	13.0	113.5
3rd Quarter	218.8	17.2	4.9	240.9	109.4	2.8	112.2	128.7	16.6	145.3
4th Quarter	229.5	18.0	5.3	252.8	110.0	2.9	112.9	139.9	18.1	158.0
Total, 1952	765.0	60.6	17.3	842.9	434.5	11.1	445.6	397.3	51.4	448.7
1953 ⁽¹⁾										
1st Quarter	182.3	13.8	4.4	200.5	111.1	3.0	114.1	86.4	12.3	98.7
2nd Quarter	259.9	19.8	6.7	286.4	113.8	3.0	116.8	169.6	17.2	186.8
3rd Quarter	285.0	21.6	6.9	313.5	114.1	2.9	117.0	196.5	19.5	216.0
4th Quarter	280.0	21.3	6.8	308.1	114.2	2.9	117.1	191.0	18.0	209.9
Total, 1953	1,007.2	76.5	24.8	1,108.5	453.2	11.8	465.0	643.5	67.0	710.5
1954 ⁽²⁾										
1st Quarter	197.4	14.9	4.9	217.2	114.9	3.0	117.9	99.3	13.2	112.5

(1) Revised.
(2) Preliminary.

TABLE 8. GROSS AND NET RESIDENTIAL CAPITAL FORMATION VALUED IN 1939 DOLLARS,
CANADA, 1945 — MARCH, 1954.
(Millions of Dollars)

Period	Gross Capital Formation				Capital Consumption			Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages	Total			
1945	179.1	11.3	3.8	194.2	127.3	3.9	131.2	63.0	11.7	74.7
1946	242.6	13.5	5.1	261.2	129.2	3.7	132.9	128.3	16.5	144.8
1947	281.2	17.7	5.7	304.6	129.3	2.9	132.2	172.4	19.5	191.9
1948	309.5	25.3	6.8	341.6	136.9	4.6	141.5	200.1	20.1	220.2
1949	334.3	26.3	7.5	368.1	146.2	3.8	150.0	218.1	23.1	241.2
1950	337.7	29.4	7.7	374.8	151.6	5.5	157.1	217.7	22.8	240.5
1951	289.3	26.2	6.6	322.1	156.0	4.2	160.2	161.9	19.4	181.3
1952										
1st Quarter	46.4	3.8	.9	51.1	39.9	1.0	40.9	10.2	1.3	11.5
2nd Quarter	71.6	5.7	1.6	78.9	40.4	1.0	41.4	37.5	4.8	42.3
3rd Quarter	81.5	6.5	1.8	89.8	40.9	1.1 ⁽¹⁾	42.0 ⁽¹⁾	47.8 ⁽¹⁾	6.1	53.9 ⁽¹⁾
4th Quarter	85.3	6.7	2.1	94.1	41.0	1.1	42.1	52.0	6.6	58.6
Total, 1952	284.8	22.7	6.4	313.9	162.2	4.2 ⁽¹⁾	166.4 ⁽¹⁾	147.5 ⁽¹⁾	18.8	166.3 ⁽¹⁾
1953 ⁽¹⁾										
1st Quarter	67.1	5.1	1.6	73.8	40.8	1.0	41.8	32.0	4.6	36.6
2nd Quarter	95.6	7.2	2.5	105.3	41.3	1.0	42.3	63.0	6.4	69.4
3rd Quarter	104.8	8.0	2.5	115.3	41.9	1.1	43.0	72.3	7.1	79.4
4th Quarter	103.0	7.8	2.5	113.3	42.1	1.1	43.2	70.1	7.1	77.2
Total, 1953	370.5	28.1	9.1	407.7	166.1	4.2	170.3	237.4	25.2	262.6
1954 ⁽²⁾										
1st Quarter	72.1	5.5	1.8	79.4	41.9	1.0	42.9	36.5	4.8	41.3

(1) Revised.

(2) Preliminary.

TABLE 9. EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 — MARCH, 1954.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.2	1,904.5	2,855.7
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0	3,661.6
1952.....									
1st Quarter.....	134.9	424.4	559.3	49.9	108.1	158.0	184.8	532.5	717.3
2nd Quarter.....	207.2	605.3	812.5	50.4	181.1	231.5	257.6	786.4	1,044.0
3rd Quarter.....	236.0	731.3	967.3	51.1	221.3	272.4	287.1	952.6	1,239.7
4th Quarter.....	247.5	676.0	923.5	51.8	198.5	250.3	299.3	874.5	1,173.8
Total, 1952.....	825.6	2,437.0	3,262.6	203.2	709.0	912.2	1,028.8	3,146.0	4,174.8
1953 ⁽¹⁾									
1st Quarter.....	196.1	445.2	641.3	52.8	107.9	165.9	248.9	553.1	802.0
2nd Quarter.....	279.7	627.0	906.7	53.1	187.2	238.6	332.8	814.2	1,147.0
3rd Quarter.....	306.6	797.1	1,103.7	53.6	237.2	288.7	360.2	1,034.3	1,394.5
4th Quarter.....	301.3	690.6	991.9	54.1	205.7	258.4	355.4	896.3	1,251.7
Total, 1953.....	1,083.7	2,559.9	3,643.6	213.6	738.0	951.6	1,297.3	3,297.9	4,595.2
1954 ⁽²⁾									
1st Quarter.....	212.3	416.7	629.0	54.9	101.2	156.1	267.2	517.9	785.1

(1) Revised.
(2) Preliminary.

**TABLE 10. PUBLICLY-INITIATED HOUSING, EXPENDITURES BY PROGRAM,
CANADA, 1949 — MARCH, 1954⁽¹⁾.**

Period	Federal-Provincial Housing (\$000)	Veterans' Rental Housing (\$000)	Married Quarters for Armed Services (\$000)	Other Public Housing (\$000)	Total Public Housing (\$000)
1949	—	44,028	23,478	2,778	70,284
1950	517	17,292	31,532	2,000	51,341
1951	1,058	5,117	35,168	1,740	43,083
1952	9,369	4,967	35,206	3,336	52,878
1953					
1st Quarter	3,371	751	5,352	514	9,988
2nd Quarter	2,392	791	6,813	541	10,537
3rd Quarter	3,117	473	4,474	437	8,501
4th Quarter	2,567	2,659	4,281	519	10,026
Total	11,447	4,674	20,920	2,011	39,052
1954					
1st Quarter	2,672	109	5,052	(2)	(2)

(1) Expenditures on housing in remote areas are excluded.

(2) Data not available.

**TABLE 11. PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT
AND GROSS NATIONAL EXPENDITURE
CANADA, 1945 — MARCH, 1954.
(Millions of Dollars)**

Period	Personal Expenditures	Gov't Expenditures	Gross Domestic Investment				Net Foreign Balance	G.N.E.
			Residential Construction		Other Investment	Total ⁽¹⁾		
			Amount ⁽²⁾	Per cent of G.D.I.				
1945	6,811	3,704	272	28.4	685	957	11,850	
1946	7,977	1,832	371	18.8	1,603	1,974	12,026	
1947	9,173	1,570	506	16.1	2,641	3,147	13,768	
1948	10,112	1,798	637	19.0	2,718	3,355	15,613	
1949	10,963	2,128	742	22.7	2,529	3,271	16,462	
1950	12,029	2,326	801	19.8	3,244	4,045	18,203	
1951 ⁽³⁾	13,273	3,243	781	15.4	4,295	5,076	21,474	
1952 ⁽³⁾								
1st Quarter	3,250	1,078	126	15.1	705	831	5,013	
2nd Quarter	3,593	856	200	17.3	954	1,154	5,424	
3rd Quarter	3,495	1,090	223	18.4	984	1,207	6,918	
4th Quarter	4,065	1,180	237	22.1	831	1,068	5,830	
Total, 1952	14,403	4,204	786	18.4	3,474	4,260	23,185	
1953 ⁽³⁾								
1st Quarter	3,478	1,158	190	16.7	947	1,137	5,321	
2nd Quarter	3,811	889	273	19.3	1,139	1,412	5,789	
3rd Quarter	3,662	1,207	302	19.5	1,245	1,547	7,225	
4th Quarter	4,214	1,154	296	26.1	838	1,134	6,015	
Total, 1953	15,165	4,408	1,061	20.2	4,169	5,230	24,350	
1954								
1st Quarter	3,590	1,103	209	21.3	768	977	5,375	

(1) Excluding changes in farm inventory.

(2) Excludes expenditures by government departments.

(3) Revised.

**TABLE 12. NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — APRIL, 1954.**

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951	306.6	32.9	339.5	7,469	36,935	44,404
1952						
1st Quarter	45.7	4.2	49.9	1,499	5,133	6,632
2nd Quarter	148.0	11.8	159.8	4,889	15,932	20,821
3rd Quarter	115.3	11.3	126.6	3,573	13,150	16,723
4th Quarter	95.3	8.0	103.3	3,747	9,252	12,999
Total, 1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
January	14.4	1.6	16.0	679	1,399	2,078
February	20.2	2.1	22.3	1,006	2,132	3,138
March	46.0	3.1	49.1	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
April	68.1	4.2	72.3	2,111	6,725	8,836
May	61.6	4.7	66.3	2,212	6,361	8,573
June	61.7	4.5	66.2	2,297	6,020	8,317
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
July	54.1	4.4	58.5	1,609	5,572	7,181
August	44.3	3.8	48.1	1,690	4,205	5,895
September	53.6	4.1	57.7	2,166	5,754	7,920
3rd Quarter	152.0	12.3	164.3	5,465	15,531	20,996
October	49.7	3.9	53.6	2,188	4,630	6,818
November	40.8	3.2	44.0	2,214	3,325	5,539
December	20.4	1.6	22.0	983	1,927	2,910
4th Quarter	110.9	8.7	119.6	5,385	9,882	15,267
Total, 1953	534.9	41.2	576.1	21,071	52,356	73,427
1954 ⁽¹⁾						
January	14.0	4.2	18.2	548	483	1,031
February	18.4	1.4	19.8	704	1,770	2,474
March	49.4	2.7	52.1	2,111	4,117	6,228
1st Quarter	81.8	8.3	90.1	3,363	6,370	9,733
April	51.9	3.9	55.8	1,611	4,831	6,442

(1) Preliminary.

TABLE 13. NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — MARCH, 1954.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	197.2	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952	101.6	409.4	511.0	9,473	49,507	58,980
1953 ⁽²⁾						
January	8.1	13.4	21.5	742	1,592	2,334
February	5.0	30.2	35.2	457	2,767	3,224
March	10.7	35.6	46.3	985	3,656	4,641
1st Quarter	23.8	79.2	103.0	2,184	8,015	10,199
April	14.4	62.0	76.4	1,324	7,225	8,549
May	13.8	54.7	68.5	1,264	6,741	8,005
June	8.3	75.7	84.0	755	9,441	10,196
2nd Quarter	36.5	192.4	228.9	3,343	23,407	26,750
July	9.5	63.2	72.7	871	7,647	8,518
August	6.3	57.3	63.6	573	7,383	7,956
September	3.0	41.0	44.0	272	4,958	5,230
3rd Quarter	18.8	161.5	180.3	1,716	19,988	21,704
October	26.6	62.3	88.9	2,414	7,387	9,801
November	13.1	58.4	71.5	1,188	6,574	7,762
December	11.8	48.4	60.2	1,078	4,970	6,048
4th Quarter	51.5	169.1	220.6	4,680	18,931	23,611
Total, 1953	130.6	602.2	732.8	11,923	70,341	82,264
1954						
January	5.3	21.1	26.4	484	2,398	2,782
February	5.8	34.6	40.4	528	3,608	4,136
March	9.0	39.5	48.5	830	3,932	4,762
1st Quarter	20.1	95.2	115.3	1,842	9,938	11,680

(1) Estimated.

(2) Revised.

Section 2. Publicly-Assisted House Building

TABLE 14. NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT FINANCIAL ASSISTANCE, CANADA, 1947 — MARCH, 1954.⁽¹⁾

Period	Publicly-Initiated Housing	Privately-Initiated Housing					Total Publicly-Assisted Housing ⁽³⁾	Total Housing
		With Government Financial Assistance			Without Government Financial Assistance	Total Privately-Initiated Housing		
		Loans		Guarantees				
		Sub-total ⁽²⁾						
1947	10,048	12,963	387	13,533	50,682	64,215	23,581	74,263
1948	8,871	17,363	1,528	19,029	62,294	81,323	27,900	90,194
1949	7,852	23,597	3,634	27,297	55,360	82,657	35,149	90,509
1950	4,599	37,935	1,818	39,872	48,060	87,932	44,471	92,531
1951	2,119	22,892	831	23,733	42,627	66,360	25,952	68,579
1952	4,794	28,431	912	29,343	49,109	78,452	34,137	83,246
1953								
1st Quarter	376	4,861	65	4,926	6,628	11,554	5,302	11,930
2nd Quarter	620	9,502	222	9,724	24,472	34,196	10,344	34,816
3rd Quarter	612	9,720	247	9,967	22,346	32,313	10,579	32,925
4th Quarter	247	8,260	180	8,440	14,051	22,491	8,687	22,738
Total, 1953	1,855	32,343	714	33,057	67,497	100,554	34,912	102,409
1954								
1st Quarter	69	6,504	73	6,577	5,076	11,653	6,646	11,722

(1) Revised.

(2) Includes, in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

(3) Includes direct Government housing and privately-initiated housing with Government financial assistance.

TABLE 15. PUBLICLY-INITIATED HOUSING, DWELLINGS STARTED AND COMPLETED, CANADA, 1949 — MARCH, 1954⁽¹⁾.

Period	Federal Provincial Housing	Veterans Rental Housing	Married Quarters for Armed Services	Other Public Housing	Total Public Housing
<i>Starts</i>					
1949	—	4,916	2,936	141	7,993
1950	140	1,023	3,436	200	4,799
1951	191	8	1,806	214	2,219
1952	1,427	608	2,759	164	4,958
1953					
1st Quarter	127	27	182	40	376
2nd Quarter	296	54	206	64	620
3rd Quarter	373	34	142	63	612
4th Quarter	110	13	96	28	247
Total, 1953	906	128	626	195	1,855
1954					
1st Quarter	41	25	3	(2)	69
<i>Completions</i>					
1949	—	7,804	1,751	149	9,704
1950	—	3,841	2,953	200	6,994
1951	140	707	2,639	155	3,641
1952	426	370	3,163	294	4,253
1953					
1st Quarter	375	177	1,224	61	1,837
2nd Quarter	316	181	737	43	1,277
3rd Quarter	530	106	427	38	1,101
4th Quarter	311	39	459	29	838
Total, 1953	1,532	503	2,847	171	5,053
1954					
1st Quarter	278	38	309	(2)	625

(1) Dwellings in remote areas are excluded.

(2) Data not available.

TABLE 16. GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS,
BY TYPE OF LENDER, CANADA, 1950 — JUNE, 1954.

Year and Quarter	Life Insurance Companies		Trust and Loan Companies ⁽¹⁾		Banks		Sub-total		Corporation Loans		Total	
	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000
1950	37,491	259,838	2,847	20,222	—	—	40,338	280,060	4,865	25,033	45,203	305,093
1951	20,199	134,623	990	6,416	—	—	21,189	141,039	1,864	11,316	23,053	152,355
1952	28,463	210,223	1,045	8,370	—	—	29,508	218,593	6,980	47,748	36,488	266,341
1953												
1st Quarter	5,716	43,938	252	1,984	—	—	5,968	45,922	402	2,574	6,370	48,496
2nd Quarter	10,678	82,078	288	2,332	—	—	10,966	84,410	1,677	11,279	12,643	95,689
3rd Quarter	8,386	67,199	232	2,025	—	—	8,618	69,224	3,514	25,573	12,132	94,797
4th Quarter	6,660	53,451	397	2,725	—	—	7,057	56,176	2,620	18,675	9,677	74,851
Total, 1953	31,440	246,666	1,169	9,066	—	—	32,609	255,732	8,213	58,101	40,822	313,833
1954												
1st Quarter	9,277	72,910	61	466	—	—	9,338	73,376	1,108	7,674	10,446	81,050
2nd Quarter	6,495	62,898	395	3,905	4,561	42,609	11,451	109,412	305	2,161	11,756	111,573

(1) Including Fraternal Societies.

(2) Preliminary.

TABLE 17. NUMBER OF DWELLINGS FOR WHICH GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF BORROWER AND BY TYPE OF LOAN, CANADA, 1949 — JUNE, 1954.

Year and Quarter	Housing for Home Ownership			Housing for Rental Purposes					Total
	Owner Applicants	Builders for Sale	Sub-Total	Rental Insurance	Primary Industries	Limited Dividend Corporation	Other	Sub-Total	
1949	6,473	13,075	19,548	6,621	—	144	2,702	9,467	29,015
1950	11,607	26,092	37,699	4,317	8	94	3,214	7,633	45,332
1951	4,647	13,519	18,166	1,213	8	174	3,451	4,846	23,012
1952	4,636	14,664	19,300	3,053	—	363	4,606	8,022	27,322
1953									
1st Quarter	1,061	3,630	4,691	193	12	50	1,424	1,679	6,370
2nd Quarter	2,897	5,887	8,784	816	0	184	2,882	3,882	12,666
3rd Quarter	2,607	5,736	8,343	1,550	0	167	2,073	3,790	12,133
4th Quarter	1,522	4,557	6,079	627	1	920	2,049	3,597	9,676
Total, 1953	8,087	19,810	27,897	3,186	13	1,321	8,428	12,948	40,845
1954									
1st Quarter	1,157	5,122	6,279	472	—	252	3,443	4,167	10,446
2nd Quarter ⁽¹⁾	2,576	7,859	10,435	—	—	240	1,081	1,321	11,756

(1) Preliminary.

**TABLE 18. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT⁽¹⁾, ANALYSIS OF GROSS LOANS
APPROVED SHOWING NUMBER OF DWELLINGS AND AVERAGE AMOUNT OF LOAN PER DWELLING
BY TYPE OF DWELLING, CANADA, 1952 — MARCH, 1954.**

Type of Dwelling	1952		1953		1st Quarter — 1954	
	Number of Dwellings	Average Loan per Dwelling \$	Number of Dwellings	Average Loan per Dwelling \$	Number of Dwellings	Average Loan per Dwelling \$
Single 1-Storey	12,105	7,982	20,299	8,431	4,846	9,025
Single 1½-Storey						
Finished	3,203	8,487	3,765	8,591	522	9,255
Unfinished	1,218	7,712	1,080	8,306	140	8,455
Single 2-Storey	1,397	8,996	1,542	9,261	234	9,604
Apartments	7,371	5,532	10,763	5,939	3,905	5,890
Other	1,665	6,025	2,849	9,265	799	7,578
Total	26,959	7,550	40,298	7,639	10,446	7,759

(1) Excluding loans approved under Sections 16 and 17.

TABLE 19. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, NUMBER AND AMOUNT OF NET LOANS APPROVED AND NUMBER OF DWELLINGS FINANCED, CANADA, FEBRUARY, 1945 — APRIL, 1954.

Period	Number of Loans			Number of Dwellings			Amount of Loans (\$000)		
	Joint	Direct	Total	Joint	Direct	Total	Joint	Direct	Total
1945	4,838	—	4,838	5,387	—	5,387	22,511	—	22,511
1946	7,307	34	7,341	8,378	3,449	11,827	37,638	18,323	55,916
1947	8,807	79	8,886	10,681	252	10,933	52,107	1,123	53,230
1948	15,191	122	15,313	18,426	350	18,776	96,330	7,961	104,291
1949	17,534	513	18,047	19,842	5,324	25,166	111,971	28,859	140,830
1950	33,302	632	33,934	37,485	4,795	42,280	259,431	25,056	284,487
1951	14,571	345	14,916	17,742	1,541	19,283	113,584	10,037	123,621
1952	21,283	2,435	23,718	27,488	6,835	34,323	201,595	47,489	249,084
1953 ⁽¹⁾									
January	807	36	843	1,124	105	1,229	7,987	586	8,573
February	1,569	39	1,608	1,999	186	2,185	15,409	1,287	16,696
March	1,868	46	1,914	2,382	64	2,446	17,548	419	17,967
1st Quarter	4,244	121	4,365	5,505	355	5,860	40,944	2,292	43,236
April	2,364	152	2,516	3,250	306	3,556	24,236	2,081	26,317
May	2,915	146	3,061	3,647	742	4,389	28,503	4,863	33,366
June	2,678	393	3,071	3,806	602	4,408	28,344	4,091	32,435
2nd Quarter	7,957	691	8,648	10,703	1,650	12,353	81,083	11,035	92,118
July	2,338	715	3,053	3,608	1,744	5,352	26,637	12,376	39,013
August	1,847	555	2,402	2,153	1,081	3,234	17,558	8,032	25,590
September	2,029	444	2,473	2,328	433	2,761	19,340	3,531	22,871
3rd Quarter	6,214	1,714	7,928	8,089	3,258	11,347	63,535	23,939	87,474
October	1,506	523	2,029	2,030	1,479	3,509	15,075	10,277	25,352
November	1,910	261	2,171	2,506	908	3,414	20,235	6,457	26,692
December	1,327	41	1,368	2,037	28	2,065	15,351	93	15,444
4th Quarter	4,743	825	5,568	6,573	2,415	8,988	50,651	16,827	67,488
Total, 1953	23,158	3,351	26,509	30,870	7,678	38,548	236,223	54,093	290,316
1954									
January	687	62	749	962	319	1,281	7,606	2,065	9,671
February	812	32	780	1,102	— 23	1,079	7,786	— 317	7,469
March	3,995	271	4,266	6,496	725	7,221	49,716	5,192	54,908
1st Quarter	5,494	301	5,795	8,560	1,021	9,581	65,108	6,940	72,048
April	— 902	— 27	— 929	— 1,276	— 34	— 1,310	— 10,071	— 232	— 10,303

(1) Revised.

TABLE 20. FEDERAL-PROVINCIAL HOUSING OPERATIONS
UNDER THE NATIONAL HOUSING ACT, CANADA,
1950 — MARCH, 1954.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951	3	443	191	140	—
1952					
1st Quarter	—	—	123	40	274
2nd Quarter	7	377	308	65	517
3rd Quarter	11	777	615	126	1,006
4th Quarter	3	270	381	195	1,192
Total, 1952	21	1,424	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
April	1	100	94	84	954
May	—	—	96	77	973
June	1	40	106	155	924
2nd Quarter	2	140	296	316	—
July	2	254	131	221	834
August	3	74	60	176	718
September	2	75	182	133	767
3rd Quarter	7	403	373	530	—
October	1	50	69	125	711
November	1	28	11	88	634
December	—	—	30	98	566
4th Quarter	2	78	110	311	—
Total, 1953	11	621	906	1,532	—
1954					
January	—	—	25	110	523
February	—	—	8	116	377
March	—	—	8	52	333
1st Quarter	—	—	41	278	—
Total, 1950 — March, 1954	37	2,705	2,705	4,630	—

**TABLE 21. FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER THE NATIONAL HOUSING ACT,
CANADA, 1950 — MARCH, 1954.**

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
1954				
1st Quarter	—	—	—	93
Total, 1950 — March, 1954 ⁽³⁾	25	2,326 ⁽⁴⁾	11,628 ⁽⁴⁾	1,608

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 17 of the *Annual Report C.M.H.C.*, 1953 because of subsequent adjustments in the number of lots available for housing.

(4) These totals do not add up because some projects have been abandoned.

TABLE 22. EXPENDITURES⁽¹⁾ ON FEDERAL-PROVINCIAL HOUSING AND LAND ASSEMBLY OPERATIONS,
UNDER THE NATIONAL HOUSING ACT, CANADA, 1950 — MARCH, 1954.
(\$000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay		Housing	Land Improvement and Other Outlay	Total
1950	427.0	90.3	517.3	279.1		—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0		—	7.0	2,659.0
1952								
1st Quarter	635.5	26.4	661.9	152.6		30.2	9.2	853.9
2nd Quarter	663.2	27.5	690.7	273.1		5.0	2.6	971.4
3rd Quarter	2,288.3	86.8	2,375.1	425.8		71.9	23.7	2,896.5
4th Quarter	4,814.9	208.3	5,023.2	570.6		420.0	133.4	6,147.2
Total, 1952	8,401.9	349.0	8,750.9	1,422.1		527.1	168.9	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9		245.3	307.0	3,847.4
2nd Quarter	1,973.5	248.8	2,222.3	301.6		332.3	12.7	2,868.9
3rd Quarter	2,464.1	225.7	2,689.8	477.5		391.5	34.4	3,593.2
4th Quarter	1,389.2	383.3	1,772.5	793.8		346.0	131.7	3,044.0
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8		1,315.1	485.8	13,353.5
1954								
1st Quarter	896.1	578.1	1,474.2	1,105.0		70.5	45.1	2,694.8

(1) Includes both Federal and Provincial Shares.

TABLE 23. LAND ASSEMBLY PROJECTS UNDER SECTION 19 OF THE NATIONAL HOUSING ACT,
CANADA, 1947 — MARCH, 1954.

Period	Progress of Land Assembly Projects										Total Expenditure (\$000)
	Started			Improvements Completed				Under Construction (At End of Period)			
	Number of Projects	Number of Lots	Number of Acres	Number of Projects	Number of Lots			Number of Projects	Number of Lots		
					Completed	Sold or Optioned	Not Optioned or Sold (At End of Period)				
1947	4	910	199	-	-	-	-	4	910	-	
1948	1	91	11	-	-	-	-	5	1,001	-	
1949	1	534	150	-	872	663	663	6	663	1,141.0 ⁽¹⁾	
1950	1	417	90	3	1,080	638	452	4	452	392.1	
1951	-	-	-	-	-	223	219	4	219	530.2	
1952	-	-	-	-	-	3	216	4	216	6.4	
1st Quarter	-	-	-	-	-	-	-	-	-	-	
2nd Quarter	-	-	-	1	-	4	212	3	212	40.8	
3rd Quarter	-	-	-	1	-	16	196	2	196	5.1	
4th Quarter	-	-	-	-	-	50	146	2	146	2.8	
Total, 1952	-	-	-	2	-	73	-	-	-	55.1	
1953	-	-	-	1	-	-	146	1	146	.8	
1st Quarter	-	-	-	-	-	-	-	-	-	-	
2nd Quarter	-	-	-	-	-	32	114	1	114	3.8	
3rd Quarter	-	-	-	-	-	28	86	1	86	54.7	
4th Quarter	-	-	-	-	-	56	32	1	32	.5	
Total, 1953	-	-	-	1	-	116	-	-	-	59.8	
1954	-	-	-	-	-	-	-	-	-	-	
1st Quarter	-	-	-	-	-	-	-	-	-	.3	

(1) Includes expenditures made in 1947 and 1948.

TABLE 24. OPERATIONS UNDER THE NATIONAL HOUSING ACTS, RENTAL INSURANCE PLAN, NET NUMBER OF PROJECTS, AND DWELLINGS APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, 1949 — JUNE, 1954.

Period	With Loans Under the N.H.A.		With Conventional Loans		Total	
	Number of Projects	Number of Units	Number of Projects	Number of Units	Number of Projects	Number of Units
1949	58	6,158	60	1,562	118	7,720
1950	33	3,337	21	974	54	4,311
1951	11	337	4	412	15	749
1952	46	3,187	7	314	53	3,501
1953						
1st Quarter	4	—3	—	—	4	—3
2nd Quarter	19	1,639	—	—	19	1,639
3rd Quarter	9	561	—	—	9	561
4th Quarter	9	615	—	—	9	615
Total, 1953	41	2,812	—	—	41	2,812
1954						
1st Quarter	3	469	—	—	3	469
2nd Quarter	—	—	—	—	—	—
Total, July, 1948 — June, 1954	193	16,350	127	5,200	320	21,550

TABLE 25. OPERATIONS UNDER THE NATIONAL HOUSING ACTS, RENTAL INSURANCE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — MAY, 1954.⁽¹⁾

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	869	7,189	84.74
1949	4.1	901	6,997	71.92
1950	4.0	898	7,191	70.79
1951	3.6	865	8,359	84.92
1952				
1st Quarter	3.9	947	8,156	82.83
2nd Quarter	4.0	823	8,165	86.25
3rd Quarter	3.9	919	7,553	72.72
4th Quarter	4.1	915	8,325	92.14
Annual Average	4.0	884	8,041	83.76
1953				
January	3.7	1,229	7,850	94.05
February	3.7	964	8,567	87.21
March	4.0	864	7,350	85.20
1st Quarter	3.9	979	7,725	87.91
April	3.7	859	8,962	91.77
May	3.7	891	8,801	94.35
June	4.3	864	8,994	83.64
2nd Quarter	3.8	866	8,935	91.20
July	3.6	887	8,299	91.77
August	3.5	831	9,090	94.30
September	—	—	—	—
3rd Quarter	3.6	863	8,635	92.00
October	4.5	910	8,570	88.03
November	3.8	1,026	9,312	96.54
December	—	—	—	—
4th Quarter	4.5	918	8,619	88.59
Annual Average	3.8	879	8,736	90.85
1954				
January	4.0	918	9,370	92.30
February	—	—	—	—
March	3.7	898	8,305	91.39
1st Quarter	3.7	899	8,395	91.46
April	—	—	—	—
May	—	—	—	—
Average, July, 1948— May, 1954	3.9	891	7,540	78.10

(1) Revised.

TABLE 26. VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURE, CANADA, 1941 — MARCH, 1954.

Period	Number of Dwellings			Expenditure (\$000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	—	3,199 ⁽³⁾	16,144
1951	8	707	214	2,395	—	1,982 ⁽³⁾	4,377
1952							
1st Quarter	186	191	209	405	—	69	474
2nd Quarter	177	22	364	986	—	207	1,193
3rd Quarter	142	14	492	446	—	408	854
4th Quarter	103	143	451	1,514	—	791	2,305
Total, 1952	608	370	—	3,351	—	1,475 ⁽³⁾	4,826
1953							
January	—	77	375	34	—	1	35
February	26	48	353	236	—	21	257
March	1	52	302	427	—	32	459
1st Quarter	27	177	—	697	—	54	751
April	—	81	221	180	—	26	206
May	38	59	200	198	—	116	314
June	16	41	175	222	—	49	271
2nd Quarter	54	181	—	600	—	191	791
July	34	62	147	67	—	94	161
August	—	21	126	53	—	99	152
September	—	23	103	126	—	34	160
3rd Quarter	34	106	—	246	—	227	473
October	—	22	81	256	—	50	306
November	8	8	81	137	—	1,940	2,077
December	5	9	77	204	—	72	276
4th Quarter	13	39	—	597	—	2,062	2,659
Total, 1953	128	503	—	2,140	—	2,534 ⁽³⁾	4,674
1954							
January	2	6	73	2	—	—	2
February	11	6	78	2	—	2	4
March	12	26	64	100	—	3	103
1st Quarter	25	38	—	104	—	5	109
Total, April, 1941 — March, 1954	51,453	51,389	—	230,706	14,046	38,081	282,833

(1) Operations during 1941—1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 in 1949, \$1,148,000 in 1950, \$740,367 in 1951 and \$140,730 in 1952 and \$111,615 in 1953 recoverable from municipalities.

**TABLE 27. ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS
BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾
NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION,
AND ACTUAL EXPENDITURES, CANADA, 1949 — MARCH, 1954.**

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Im- provements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951	1,432	2,639	2,417	20,465	4,215	24,657 ⁽³⁾
1952						
1st Quarter	359	1,042	1,734	4,638	776	5,414
2nd Quarter	875	568	2,041	3,325	586	3,911
3rd Quarter	1,019	386	2,674	7,566	2,571	10,137
4th Quarter	320	540	2,453	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592
1953						
January	5	165	2,293	1,115	428	1,543
February	167	617	1,843	1,181	323	1,504
March	10	375	1,478	1,080	319	1,399
1st Quarter	182	1,157	—	3,376	1,070	4,446
April	64	283	1,259	1,118	400	1,518
May	98	268	1,089	670	176	846
June	44 ⁽³⁾	119	1,014	2,764	989	3,753
2nd Quarter	206 ⁽³⁾	670	—	4,552	1,565	6,117
July	12	209	817	869	330	1,199
August	31	104	744	490	612	1,102
September	99	48	795	855	615	1,470
3rd Quarter	142	361	—	2,214	1,557	3,771
October	70	102	763	1,058	535	1,593
November	27	131	659	629	299	928
December	1	160	500	777	587	1,364
4th Quarter	98	393	—	2,464	1,421	3,885
Total, 1953	628	2,581	—	12,606	5,613	18,219
1954						
January	3	81	478	1,028	340	1,368
February	—	185	293	429	230	659
March	—	43	250	365	134	499
1st Quarter	3	309	—	1,822	704	2,526

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction (1951) Limited.

(3) Revised.

**TABLE 28. HOUSING OPERATIONS AND TOTAL CONSTRUCTION OPERATIONS
BY DEFENCE CONSTRUCTION (1951) LIMITED, CANADA,
NOVEMBER, 1950 — 1953.**

Period	Residential Construction				Total		
	Number of Dwellings			Expendi- ture (\$000)	Contracts Awarded ⁽¹⁾		Expendi- ture (\$000)
	For Which Contracts Awarded	Started	Com- pleted		Number	Amount (\$000)	
Prior to Nov., 1950 ⁽³⁾	315	—	—	3,748	125	41,291	19,846
Nov.—Dec., 1950	160	—	0	327	23	10,915	1,247
Total, 1950	475	— ⁽⁴⁾	— ⁽⁴⁾	4,075	148	52,206	21,093
1951	824	778 ⁽⁵⁾	83 ⁽⁶⁾	13,139	375	169,656	82,020
1952							
1st Quarter	—	29	111	1,680	104	35,628	39,231
2nd Quarter	40	145	150	1,572	135	32,296	40,569
3rd Quarter	—	154	96	1,301	104	52,929	42,984
4th Quarter	—	2	269	2,061	139	35,484	54,596
Total, 1952	40	330	626	6,614	482	156,337 ⁽²⁾	177,362
1953							
1st Quarter	—	—	363	906	61	17,541	33,886
2nd Quarter	—	—	44	696	116	20,838	27,777
3rd Quarter	—	—	5	703	112	21,483	33,001
4th Quarter	—	—	—	396	160	15,723	27,679
Total, 1953	—	—	412	2,701	449	75,439	122,342
Total, November, 1950–December, 1953	1,024	1,108	1,121	23,081	1,329	412,269	382,905

(1) Data shown are net of cancellations, reinstatements and adjustments.

(2) Revised.

(3) Data represent number and value of contracts taken over from Canadian Commercial Corporation.

(4) Not available.

(5) Includes 374 units started in defence projects which are in addition to starts shown in Table 21, *Annual Report, 1951*, C.M.H.C. p. 87. The remaining 404 units were started in remote areas.

(6) Represents units completed in remote areas, 20 of which were in Manitoba and 63 in the Yukon. Excluded are 277 units completed in remote areas shown in Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

**TABLE 29. CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT,
1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND
UNDER CONSTRUCTION, AND EXPENDITURE, CANADA,
SEPTEMBER 23, 1943 — MARCH, 1954.**

Period	Number of Dwellings			Expenditure on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951				
1st Quarter	151	586	2,350	3,033
2nd Quarter	484	439	2,395	1,525
3rd Quarter	671	489	2,577	3,085
4th Quarter	539	651	2,465	3,493
Total, 1951	1,845	2,165	—	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
4th Quarter	423	458	2,332	3,393
Total, 1953	1,827	1,504	—	10,017
1954				
1st Quarter	164	567	1,929	2,324
Total, 1943 — March, 1954	18,549	16,620	—	109,132

TABLE 30. LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929 — MARCH, 1954.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,464
1952	38	95	110	80	1,526	4,886	1,544	5,062
1953								
1st Quarter	6	19	20	11	329	1,289	332	1,319
2nd Quarter	10	35	18	10	357	1,375	356	1,419
3rd Quarter	31	64	63	33	703	2,421	712	2,519
4th Quarter	15	33	59	22	669	2,414	673	2,469
Total, 1953	62	151	160	76	2,058	7,499	2,073	7,726
1954								
January	6	6	28	12	201	786	202	804
February	4	12	13	8	109	428	111	448
March	4	7	8	4	57	199	59	210
1st Quarter	14	25	49	24	367	1,413	372	1,462
Total, 1929 — March, 1954	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	41,415	97,233

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

**TABLE 31. LENDING OPERATIONS UNDER THE FARM IMPROVEMENT
LOANS ACT, 1944, CANADA, MARCH, 1945 — MARCH, 1954.**

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	68	3,016	3,298	3,100	3,394
March	36	66	73	68	5,625	6,355	5,734	6,490
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
April	46	79	115	112	11,067	11,716	11,228	11,907
May	61	138	111	103	9,795	10,199	9,967	10,441
June	115	254	192	183	6,875	7,100	7,182	7,537
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,885
July	106	223	210	202	7,595	8,288	7,911	8,713
August	84	173	152	151	12,411	17,625	12,647	17,949
September	57	109	139	133	8,851	12,465	9,047	12,707
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
October	69	130	168	168	6,706	7,814	6,943	8,112
November	66	146	166	158	4,325	4,496	4,557	4,800
December	45	96	142	132	2,779	2,701	2,966	2,929
4th Quarter	180	372	476	458	13,810	15,011	14,466	15,841
Total, 1953	722	1,479	1,604	1,547	81,640	94,877	83,966	97,904
1954								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	67	3,016	3,298	3,100	3,394
March	36	66	73	68	5,265	6,355	5,734	6,489
1st Quarter	73	131	209	204	10,876	12,473	11,518	12,808
Total, March, 1945 — March, 1954	4,212	6,567	7,749	6,921	415,125	450,898	427,446	464,387

TABLE 32. OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾
NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED,
AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — MARCH, 1954.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952	3,966	26,367	7,564	1,893	4,575
1953					
January	1,103	8,231	2,603	2,360	1,217
February	473	3,606	1,145	2,421	518
March	489	3,282	996	2,037	547
1st Quarter	2,065	15,119	4,744	2,297	2,282
April	190	1,421	409	2,153	211
May	302	2,060	587	1,944	330
June	370	2,809	862	2,330	387
2nd Quarter	862	6,290	1,858	2,155	928
July	321	2,497	810	2,523	373
August	178	1,541	489	2,747	193
September	277	2,234	713	2,574	311
3rd Quarter	776	6,272	2,012	2,593	877
October	360	2,869	757	2,103	405
November	277	2,290	434	1,567	319
December	215	1,664	328	1,525	235
4th Quarter	852	6,823	1,519	1,783	959
Total, 1953	4,555	34,504	10,133	2,224	5,046
1954					
January	19	121	51	2,684	28
February	157	1,291	286	1,822	176
March	668	5,251	1,638	2,452	718
1st Quarter	884	6,662	1,975	1,990	922
Total, January, 1948 — March, 1954	21,003	141,906	42,224	2,011	24,419

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

Section 3. Population and Income

TABLE 33. NET FAMILY FORMATION AND NUMBER OF FAMILIES,

CANADA, 1945 — MARCH, 1954.

(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951						
1st Quarter	16.7	15.4	—	3.0	3.0	3,262.3
2nd Quarter	36.0	13.0	—	8.1	29.5	3,291.8
3rd Quarter	45.2	12.7	—	6.5	37.7	3,329.5
4th Quarter	30.3	13.8	—	9.5	24.7	3,354.2
Total, 1951	128.2	54.9	5.2	27.1	94.9	—
1952						
1st Quarter	16.6	14.2	—	6.5	7.5	3,361.7
2nd Quarter	30.7	13.9	—	8.6	24.0	3,385.7
3rd Quarter	45.9	12.9	—	5.3	36.9	3,422.6
4th Quarter	34.0	14.2	—	4.8	23.2	3,445.8
Total, 1952	127.2	55.2	5.6	25.2	91.6	—
1953						
1st Quarter	17.3	15.2	—	2.0	2.6	3,448.4
2nd Quarter	29.5	14.4	—	7.8	21.4	3,469.9
3rd Quarter	47.3	13.2	—	5.8	38.4	3,508.4
4th Quarter	39.3	13.8	—	5.6	29.5	3,538.0
Total, 1953	133.4	56.6	6.1	21.2	91.9	—
1954						
1st Quarter	19.9	15.2	—	2.3 ⁽⁴⁾	5.5	3,543.5

(1) Quarterly data not available.

(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.

(3) As at end of period (see p. 114).

(4) Estimated.

**TABLE 34. NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND
TOTAL POPULATION, CANADA, (1) 1945-JUNE, 1954.**

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽²⁾ (000)
1945.....	289,364	113,623	108,222	5,076	22,722	12,072
1946.....	331,471	115,188	134,331	7,683	71,719	12,292
1947.....	359,943	117,913	127,483	8,199	64,127	12,551
1948.....	348,226	119,613	123,508	6,881	125,414	12,823
1949.....	367,092	124,567	124,087	5,934	95,217	13,447
1950.....	372,009	124,220	125,083	5,208	73,912	13,712
1951.....	381,092	125,823	128,408	5,163	194,391	14,009
1952.....	395,956	124,816	127,390	5,562	164,498	14,624
1953 ⁽³⁾						
1st Quarter.....	93,459	33,076	17,331	—	22,937	14,692
2nd Quarter.....	102,845	32,263	29,450	—	55,399	14,781
3rd Quarter.....	107,916	31,316	47,251	—	46,762	14,893
4th Quarter.....	106,765	30,627	39,334		43,770	15,005
Total, 1953.....	410,985	127,282	133,366	6,055 ⁽³⁾	168,868	—
1954						
January.....	32,505	11,347	6,255	—	8,080	
February.....	32,843	9,621	6,646	—	6,834	
March.....	39,668	12,167	6,981	—	13,309	
1st Quarter.....	105,016	33,135	19,882	—	28,223	15,105 ⁽⁴⁾
April.....	3,3818	10,238	6,649	—	—	(5)
May.....	35,504	10,115	9,144	—	—	(5)
June.....	37,931	10,163	11,815	—	—	(5)
2nd Quarter.....	107,253	30,514	27,608	—	—	(5)

(1) Excluding Newfoundland for the period 1945-1948.
(2) Monthly data not available.
(3) Preliminary.
(4) Estimated.
(5) Date not yet available.

**TABLE 35. NUMBER OF BIRTHS BY SEQUENCE OF ARRIVAL,
CANADA, 1945 — MARCH, 1954.**

Period	Sequence of Child								
	First		Second		Third		Fourth and Over		Total ⁽¹⁾
	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number	Per cent of Total	Number
1945	79,688	28.9	67,037	24.3	42,406	15.4	86,662	31.4	275,793
1946	98,310	31.0	78,758	24.8	48,185	15.2	91,884	29.0	317,137
1947	113,536	33.0	85,651	24.9	51,730	15.0	93,639	27.1	344,556
1948	98,452	29.6	86,366	26.0	52,938	15.9	94,626	28.5	332,382
1949	97,836	27.8	93,633	26.6	58,848	16.7	101,426	28.9	351,743
1950	96,139	26.9	93,884	26.2	62,142	17.4	105,698	29.5	357,864
1951	97,704	26.7	94,363	25.8	64,382	17.6	109,203	29.9	365,652
1952	101,145	27.0	93,247	24.8	67,259	17.9	113,562	30.3	375,213
1953 ⁽²⁾									
1st Quarter	23,929	27.0	22,048	24.8	15,914	17.9	26,867	30.3	88,758
2nd Quarter	26,332	27.0	24,262	24.8	17,513	17.9	29,565	30.3	97,672
3rd Quarter	27,608	27.0	25,358	24.8	18,302	17.9	30,981	30.3	102,249
4th Quarter	27,380	27.0	25,149	24.8	18,153	17.9	30,727	30.3	101,409
Total, 1953	105,249	27.0	96,817	24.8	69,882	17.9	118,140	30.3	390,088
1954									
1st Quarter	— ⁽³⁾	—	— ⁽³⁾	—	— ⁽³⁾	—	— ⁽³⁾	—	99,735

(1) For difference between data shown on Table 16 and those shown in Table 15 see p. 115.

(2) Preliminary.

(3) Data not yet available.

**TABLE 36. NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — MARCH, 1954.**

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789	20,483	36,457	14,779	51,326	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,595	33,730	58,324	50,882	42,851	93,733	16,208	15,475	31,681	125,414
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,191	52,742	194,391
1952													
1st Quarter	10,504	14,820	25,324	8,617	8,802	17,419	19,088	12,193	31,281	6,236	5,226	11,462	42,743
2nd Quarter	13,069	19,046	32,115	11,290	11,909	23,199	23,241	15,587	38,828	8,874	7,612	16,486	55,314
3rd Quarter	7,177	12,171	19,348	8,244	9,647	17,891	12,791	12,272	25,063	6,557	5,619	12,176	37,239
4th Quarter	4,691	8,371	13,062	7,134	9,006	16,140	7,852	11,246	19,098	5,210	4,894	10,104	29,202
Total, 1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
1st Quarter	4,586	7,168	11,754	4,977	6,206	11,183	8,612	8,282	16,894	3,144	2,899	6,043	22,937
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770
Total, 1953	35,225	56,197	91,422	35,009	42,437	77,446	66,977	55,568	122,545	24,447	21,876	46,323	168,868
1954													
January	1,676	2,471	4,147	1,720	2,213	3,933	3,116	3,003	6,119	1,031	930	1,961	8,080
February	1,391	2,225	3,616	1,376	1,842	3,218	2,745	2,499	5,244	871	719	1,590	6,834
March	3,001	4,724	7,725	2,673	2,911	5,584	6,096	4,053	10,149	1,629	1,531	3,160	13,309
1st Quarter	6,068	9,420	15,488	5,769	6,966	12,735	11,957	9,555	21,512	3,531	3,180	6,711	28,223

TABLE 37. GROSS NATIONAL PRODUCT, NATIONAL INCOME, PERSONAL INCOME, PERSONAL SAVINGS,
CANADA, 1945 — MARCH, 1954.
(Millions of Dollars)

Period	G.N.P.	Net National Income	Personal Income	Personal Disposable Income			Personal Savings ⁽²⁾
				Non-Farm ⁽¹⁾	Total		
					Amount	Per Capita	
1945	11,850	9,840	9,239	7,490	8,430	698	1,850
1946	12,026	9,821	9,761	7,875	8,965	729	1,045
1947	13,768	10,985	10,390	8,438	9,599	765	505
1948	15,613	12,560	11,943	9,494	11,121	867	1,074
1949	16,462	13,194	12,757	10,368	11,968	890	1,077
1950	18,203	14,550	13,414	11,272	12,674	924	514
1951	21,474	17,138	15,693	12,555	14,663	1,048	1,036
1952							
1st Quarter	5,013	3,866	3,715	3,292	3,402	238	320
2nd Quarter	5,424	4,210	3,827	3,381	3,459	237	65
3rd Quarter	6,918	5,683	5,252	3,578	4,944	342	410
4th Quarter	5,830	4,462	4,338	3,698	4,004	275	374
Total, 1952	23,185	18,221	17,132	13,949	15,809	1,092	1,169
1953							
1st Quarter	5,321	4,087	3,935	3,583	3,577	243	368
2nd Quarter	5,789	4,538	4,222	3,692	3,806	255	179
3rd Quarter	7,225	5,833	5,483	3,873	5,160	348	616
4th Quarter	6,015	4,585	4,456	3,900	4,121	276	285
Total, 1953	24,350	19,043	18,096	15,048	16,664	1,122	1,448
1954							
1st Quarter	5,375	4,136	4,144	3,726	3,799	265	382

(1) Excluding net income of farm operators from farm production.

(2) Excluding changes in farm inventories.

Section 4. Real Estate Lending

TABLE 38. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1954.

Period	Non-Farm Residential Real Estate						Other Non-Farm Real Estate				Farms		Total	
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans (\$000)		
	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Number of Dwellings	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)				
1947	20,264	26,411	109,167	22,515	34,413	88,083	1,126	28,487	1,609	37,782	1,701	7,254	47,218	270,773
1948	29,635	37,436	173,604	24,539	38,320	98,878	1,213	35,279	1,961	45,087	1,738	7,275	59,086	360,123
1949	34,207	43,025	212,178	23,519	35,554	96,992	1,042	36,912	1,578	40,451	1,579	6,916	61,955	393,449
1950	45,824	55,358	310,157	25,825	37,844	116,152	1,023	47,617	1,728	42,335	1,550	7,068	75,950	523,329
1951	30,711	38,580	236,315	23,886	34,428	113,632	814	34,881	1,452	42,054	1,368	7,043	58,231	433,925
1952 ⁽¹⁾														
1st Quarter	5,949	8,541	54,481	4,815	6,945	23,343	126	5,281	391	10,653	278	1,608	11,559	95,366
2nd Quarter	9,565	12,545	84,183	6,916	9,762	33,415	188	10,361	407	10,549	371	1,915	17,447	140,423
3rd Quarter	9,757	13,176	86,754	6,243	8,728	30,190	216	10,038	370	8,671	211	1,068	16,797	136,721
4th Quarter	8,349	11,617	75,491	5,678	8,164	29,608	227	9,408	431	10,773	334	1,936	15,019	127,216
Total, 1952	33,620	45,879	300,909	23,652	33,599	116,556	757	35,088	1,599	40,646	1,194	6,527	60,822	499,726
1953 ⁽²⁾														
1st Quarter	7,630	11,653	75,838	5,134	7,675	25,887	215	11,277	357	9,119	257	1,636	13,593	123,757
2nd Quarter	11,725	16,121	107,903	7,054	9,900	34,756	270	18,487	351	7,858	317	1,742	19,720	170,746
3rd Quarter	11,159	15,049	100,192	6,149	8,511	31,161	255	19,143	297	5,918	199	1,031	18,059	157,445
4th Quarter	9,176	13,474	90,348	4,949	6,580	24,903	145	7,214	272	5,618	285	1,916	14,827	129,999
Total, 1953	39,690	56,297	374,281	23,286	32,666	116,707	885	56,121	1,280	28,513	1,058	6,325	66,199	581,947
1954 ⁽²⁾														
1st Quarter	8,331	13,708	91,309	5,181	7,100	27,467	225	10,627	427	9,222	263	1,426	14,430	140,051

(1) Revised.
(2) Preliminary.

TABLE 39. GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION,
By Type of Lending Institution, and By Type of Dwelling, Canada,
1947 — MARCH, 1954.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units		Multiple Units				Single Units		Multiple Units				Single Units		Multiple Units			
			Number of Loans	Number of Units	Amount (\$000)	Amount (\$000)			Number of Loans	Number of Units	Amount (\$000)	Amount (\$000)			Number of Loans	Number of Units	Amount (\$000)	Amount (\$000)
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Amount (\$000)			
1947	14,365	67,724	1,301	6,055	20,463	893	3,093	129	412	860	2,973	11,657	340	1,214	3,300			
1948	20,912	108,562	2,103	8,149	32,355	1,643	7,802	112	409	922	3,762	15,322	450	1,432	3,484			
1949	24,311	136,737	1,959	8,865	36,435	1,836	8,982	81	258	755	4,504	19,235	515	1,583	3,577			
1950	35,516	223,003	2,538	10,311	46,165	1,347	6,892	179	491	1,362	4,870	22,819	643	1,895	5,534			
1951	23,860	167,300	1,878	8,369	40,501	1,024	6,211	125	328	933	2,986	15,090	352	1,107	2,573			
1952																		
1st Quarter	4,587	36,434	361	2,658	12,429	151	883	15	56	139	664	3,334	117	346	851			
2nd Quarter	7,464	60,001	470	2,823	13,792	236	1,531	34	80	297	1,141	6,176	161	723	2,054			
3rd Quarter	7,348	59,892	478	3,217	15,345	316	1,970	34	85	286	1,272	6,613	224	806	2,131			
4th Quarter	6,091	49,103	434	3,041	14,964	257	1,710	25	64	214	1,214	6,612	225	816	2,256			
Total, 1952	25,490	205,430	1,743	11,739	56,530	960	6,094	108	285	936	4,291	22,735	727	2,691	7,292			
1953																		
1st Quarter	5,360	44,369	463	3,751	19,692	224	1,370	70	199	583	1,208	6,494	172	734	2,505			
2nd Quarter	9,108	75,118	617	4,221	19,803	233	1,801	50	133	445	1,420	7,557	218	877	2,562			
3rd Quarter	8,111	67,439	503	3,638	17,527	384	2,551	60	168	626	1,717	8,666	264	856	2,566			
4th Quarter	6,534	56,368	496	3,965	19,588	331	2,092	54	170	584	1,295	7,181	193	851	2,719			
Total, 1953	29,113	243,294	2,079	15,575	76,610	1,172	7,814	234	670	2,238	5,640	29,898	847	3,318	10,352			
1954																		
1st Quarter	5,978	52,494	542	5,040	26,342	311	1,992	59	172	581	1,089	6,117	210	890	2,673			

TABLE 39. GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION,
BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF DWELLING, CANADA,
1947 — MARCH, 1954—*Concluded.*

Period	Fraternal Societies ⁽¹⁾				Fire Insurance Companies				All Lending Institutions			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)	Number of Loans	Amount (\$'000)
1947	103	549	143	1,313	2	37	15	39	18,336	83,060	1,928	8,075
1948	380	2,134	256	2,757	4	26	13	61	240	133,846	2,943	10,735
1949	658	3,768	284	2,255	38	183	21	91	31	168,905	2,860	11,678
1950	545	3,065	161	1,156	18	101	7	17	42,296	255,880	3,528	13,062
1951	272	1,687	210	1,998	4	22	0	—	28,146	190,310	2,565	10,434
1952												
1st Quarter	42	238	12	173	—	—	—	—	5,444	40,889	505	3,097
2nd Quarter	40	176	17	149	2	6	—	—	8,883	67,890	682	3,662
3rd Quarter	42	155	36	311	4	26	3	6	8,982	68,656	775	4,194
4th Quarter	74	382	27	241	—	—	2	4	7,636	57,806	713	3,981
Total, 1952	198	951	92	874	6	32	5	10	30,945	235,241	2,675	14,934
1953												
1st Quarter	104	497	22	297	7	31	—	—	6,903	52,761	727	4,750
2nd Quarter	32	150	47	467	—	—	—	—	10,793	84,626	932	5,328
3rd Quarter	75	413	43	392	—	—	2	5	10,289	79,068	872	47,622
4th Quarter	204	1,163	45	421	24	231	—	—	8,388	67,036	788	5,086
Total, 1953	415	2,223	157	1,577	31	262	2	5	36,371	283,491	3,319	19,926
1954												
1st Quarter	89	486	49	567	2	15	2	4	7,469	61,104	862	6,239

(1) Including mutual benefit societies and pension fund associations.

TABLE 40. GROSS JOINT, INSURED AND CONVENTIONAL MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS, OTHER THAN BANKS, ON NEW NON-FARM HOUSING CONSTRUCTION, CANADA, 1949 — JUNE, 1954.

	Joint Loans Under National Housing Act ⁽¹⁾				Conventional Loans			All Loans		
	Loans	Units	Amount (\$000)		Loans	Units	Amount (\$000)	Loans	Units	Amount (\$000)
1949	19,067	21,912	122,736		15,175	21,156	89,657	34,242	43,068	212,393
1950	35,645	40,338	280,060		10,194	15,094	32,351	45,839	55,432	312,411
1951	17,510	21,189	141,040		13,201	17,391	95,275	30,711	38,580	236,315
1952	22,802	29,508	218,593		10,801	16,267	83,103	33,603	45,775	301,696
1953										
1st Quarter	4,595	5,968	45,923		3,055	5,685	29,915	7,650	11,653	75,838
2nd Quarter	8,177	10,967	84,418		3,548	5,154	23,486	11,725	16,121	107,904
3rd Quarter	6,582	8,618	69,124		4,577	6,431	31,068	11,159	15,049	100,192
4th Quarter	5,074	7,056	56,165		4,102	6,418	34,183	9,176	13,474	90,348
Total, 1953	24,428	32,609	255,630		15,282	23,688	118,652	39,710	56,297	374,281
1954										
1st Quarter	5,953	9,338	73,377		2,378	4,370	17,932	8,331	13,708	91,309
2nd Quarter ⁽³⁾	5,703	6,890	66,803		— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾

(1) The amount of these loans includes the Corporation share.

(2) Data not yet available.

(3) Preliminary.

**TABLE 41. NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND
REAL ESTATE TRANSFERS REGISTERED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — MARCH, 1954.**

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,112 ⁽¹⁾
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,136 ⁽¹⁾
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,499 ⁽¹⁾
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,790 ⁽¹⁾
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,537
1953 ⁽¹⁾						
1st Quarter	9,236	24,367	7,116	18,428	9,433	34,777
2nd Quarter	13,318	35,196	8,476	21,946	14,125	52,167
3rd Quarter	12,814	33,778	8,005	20,773	13,023	48,139
4th Quarter	13,502	35,583	8,729	22,616	12,987	47,956
Total, 1953	48,870	128,924	32,326	83,763	49,568	183,039
1954						
1st Quarter	20,372	40,744	7,755	14,510	9,868	19,736

(1) Revised.

Section 5. Building Materials

TABLE 42. INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE
OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS
AND TOTAL, CANADA, 1945 — APRIL, 1954.
(1949=100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952						
January	85.0	86.7	85.6	70.1	76.5	73.8
February	99.2	91.8	96.2	81.9	82.2	82.1
March	109.8	99.3	107.1	103.8	93.2	97.7
April	79.7	93.7	85.4	70.5	89.5	81.3
May	121.7	102.3	113.8	107.0	110.9	109.2
June	131.7	105.5	121.1	131.6	110.4	119.5
July	114.6	103.8	110.2	117.3	112.9	112.0
August	147.6	98.1	127.6	174.7	112.1	138.8
September	130.6	114.5	124.1	116.5	125.8	121.8
October	112.7	122.6	116.7	122.3	130.8	127.2
November	75.8	113.0	90.9	51.9	115.2	88.2
December	79.8	101.7	88.6	61.7	100.0	83.7
Annual Average	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5	126.7	148.9	114.8	129.4
June	160.5	122.8	145.2	190.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2
November	72.1	106.9	86.2	102.1	106.2	104.4
December	83.3	90.6	88.4	57.9	79.6	70.3
Annual Average	114.6	114.7	114.8	127.3	107.3	115.6
1954						
January	83.6	94.2	87.9	62.9	78.7	71.9
February	106.4	102.7	104.9	62.0	85.9	75.7
March	120.4	110.0	116.9	74.3	101.1	89.7
April	69.3	114.1	87.4	— ⁽¹⁾	— ⁽¹⁾	— ⁽¹⁾

(1) Not yet available.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951	6,553.9	84,500	292.4	230.7	214.7	164.3
1952						
1st Quarter	1,586.2	13,800	65.7	54.4	48.3	34.1
2nd Quarter	1,796.5	14,200	57.4	54.0	47.2	40.0
3rd Quarter	2,118.6	14,000	51.5	54.0	68.2	46.8
4th Quarter	1,447.4	13,000	68.4	69.9	64.9	43.9
Total, 1952	6,948.7	55,000	243.0	232.3	228.6	164.8
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	61.8 ⁽³⁾
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.8 ⁽³⁾	60.5 ⁽³⁾	78.5	82.0
4th Quarter	1,230.9	18,250	76.8	74.1	68.1	70.3
Total, 1953	6,676.1	65,000	278.7	255.0	272.9	277.8
1954						
1st Quarter	1,526.4	16,500 ⁽⁴⁾	73.1	57.9	62.5	55.7

(1) Data for 1953 are estimated (see p. 116).

(2) Data for 1945 are not available.

(3) Revised.

(4) Estimated.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1954—Continued.**
(In Units Specified)

Period	Plumbing and Heating Equipment					Builders' ⁽¹⁾ Hardware
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	35.2	13.6	7,179.1	128.8	57.2	4,328.5
1946	46.6	14.3	8,006.9	138.4	76.6	5,596.8
1947	54.3	18.1	8,726.7	157.7	121.0	5,903.9
1948	64.3	18.2	8,644.9	190.0	146.7	9,766.8
1949	80.7	15.5	7,163.1	192.2	185.2	10,090.4
1950	100.8	20.2	7,250.1	194.2	200.1	10,656.0
1951	88.8	19.2	7,489.1	172.7	226.8	14,914.0
1952						
1st Quarter	11.9	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	13.2	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	21.2	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	26.7	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	73.0	10.8	5,324.1	169.4	211.5	10,343.2
1953						
1st Quarter	18.9	4.4	1,707.5	48.2	75.0	2,969.6
2nd Quarter	18.1	4.3	1,819.3	42.9	82.9	3,047.5
3rd Quarter	24.6	3.9	1,197.2	35.9	66.5	2,838.7
4th Quarter	23.6	3.6	1,731.0	49.4	75.6	2,997.5
Total, 1953	85.2	16.2	6,455.0	176.4	300.0	11,853.3
1954						
1st Quarter	(2)	3.1	3,154.2	46.9	55.5	2,293.7

(1) Data for 1952 and 1953 are estimated (see p. 116).

(2) Not yet available.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1954—Continued.**
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951	17.0	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.3	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.5	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	19.9 ⁽²⁾	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9
4th Quarter	5.8	29.8	71.9	38.9	60.7	41.7
Total, 1953	22.5	113.8	267.5	151.8	205.1	166.1
1954						
1st Quarter	5.0	20.3	47.7	39.9	50.1	49.2

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.
(2) Revised.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1954—Continued.**
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	151.0	14.0
1951	2,506.0	48.8	16,528	91.4	148.0	11.4
1952						
1st Quarter	464.8	8.6	4,340	21.3	25.6	2.2
2nd Quarter	738.5	10.9	3,839	12.9	30.9	1.7
3rd Quarter	813.6	12.4	3,598	21.3	47.2	3.0
4th Quarter	508.1	15.9	4,440	31.1	54.7	4.1
Total, 1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	27.3	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0
4th Quarter	565.3	14.6	3,309	27.5	52.4	3.4
Total, 1953	2,882.8	46.2	15,700	105.8	183.8	10.8
1954						
1st Quarter	514.7	9.9	4,030	23.6	31.8	1.9

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — MARCH, 1954—*Concluded*.
(In Units Specified)**

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951	386.1	1,465.8	3,943.7	191.8	98,602
1952					
1st Quarter	62.7	192.2	1,056.4	46.9	22,463
2nd Quarter	87.9	258.4	1,148.1	51.8	33,604
3rd Quarter	106.2	374.2	1,047.7	53.2	27,547
4th Quarter	104.5	426.7	1,311.2	50.8	23,100
Total, 1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	87.6 ⁽³⁾	378.9 ⁽³⁾	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	318.7 ⁽³⁾	1,358.3	41.8	27,819
4th Quarter	120.7	296.0	1,331.5	50.8	22,468
Total, 1954	439.9	1,356.0	5,269.7	181.6	109,643
1954					
1st Quarter	96.3	370.8	1,129.6	45.8	23,432

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 116).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 44. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1954.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5
4th Quarter	4.4	2.6	43.6	1.4	52.7	50.0	34.0	14.3	48.1	42.9
Total, 1953	14.8	—	172.5	—	243.8	—	146.1	—	190.4	—
1954										
1st Quarter	(1)	(1)	43.0	2.1	55.5	54.4	30.7	23.2	54.8	48.0

(1) Not yet available.

TABLE 44. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—MARCH, 1954—*Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
1952										
1st Quarter	53.4	3.5	43.5	3.3	43.2	1.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	49.6	.9	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	57.4	1.1	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	53.8	1.3	102.7	27.9	359.1	120.8
Total, 1952	236.3	—	209.7	—	204.0	—	362.1	—	1,282.9	—
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	70.4	1.0	118.0	37.1	449.2	257.9
4th Quarter	71.3	7.5	67.6	3.0	60.4	1.2	117.2	35.5	292.7	312.7
Total, 1953	251.6	—	272.5	—	237.2	—	417.5	—	1,470.5	—
1954										
1st Quarter	58.4	7.0	60.7	4.9	55.6	1.3	81.6	48.8	260.7	141.3

**TABLE 44. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — MARCH, 1954—Concluded.**
(In Units Specified)

Period	Cement Products				Non-Metallic Sheathed Cable	Mineral Wool			
	Cement		Concrete Blocks			Batts	Granulated and Loose		
	Millions of Barrels of 350 lbs.		Millions of Blocks				Millions of Sq. Ft.		
	Sales	Stocks at End of Period	Sales	Stocks at End of Period			Sales	Stocks at End of Period	Stocks at End of Period
1949	15.9	.8	46.1	3.6	85.2	1.4	130.6	3.8	.1
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	13.9	.4
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	21.4	.4
1952									
1st Quarter	3.6	1.5	8.6	9.2	18.7	7.5	26.0	2.1	.5
2nd Quarter	5.3	.8	21.4	7.3	14.8	5.3	32.4	1.8	.5
3rd Quarter	5.1	.3	23.4	5.8	24.3	2.4	47.5	3.1	.5
4th Quarter	4.4	.8	20.7	6.1	29.7	2.4	52.0	3.9	.5
Total, 1952	18.4	—	74.1	—	87.5	—	157.9	10.9	—
1953									
1st Quarter	4.0	1.7	12.1	10.7	25.4	2.8	34.1	2.2	.6
2nd Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	2.0	.6
3rd Quarter	6.4	.5	27.9	13.6	26.6 ⁽¹⁾	4.3	58.8	3.1	.5
4th Quarter	5.3	.9	23.2	20.2	22.2	3.6	51.8	3.4	.6
Total, 1953	22.2	—	92.3	—	96.2	—	182.5	10.7	—
1954									
1st Quarter	3.8	2.1	11.9	28.6	23.7	6.8	33.8	2.0	.5

(1) Revised.

**TABLE 45. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1954.**
(In Units Specified)

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath , Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951	9,700	23.1	841	944	2,327.4
1952					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	10.4 ⁽¹⁾	283	421	1,313.8
4th Quarter	4,216	13.8	227	447	637.1
Total, 1953	16,441	46.8	937	1,546	1,482.7
1954					
1st Quarter	3,826	12.2	138	402	154.7

(1) Revised.

**TABLE 45. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1954—Continued.**
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951	19.1	352	15.7	1,895	20,825
1952					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407
4th Quarter	8.1	269	6.4	595	4,829
Total, 1953	30.3	677	21.9	2,096	21,200
1954					
1st Quarter	6.0	259	3.1	481	4,840

**TABLE 45. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1954—*Concluded*.
(In Units Specified)**

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951	2,295	140	28,808	8,014	69.5
1952					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4
4th Quarter	2,971	111	44,174	11,057	14.3
Total, 1953	8,525	327	60,644	31,241	54.1
1954					
1st Quarter	1,241	33	7,310	7,300	8.1

(1) Data for the period 1945-1947 are not available.

TABLE 46. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 -- MARCH, 1954.
(In Units Specified)

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951	3,433.1	6,140	55.1	2,589	73,941
1952					
1st Quarter	756.3	790	14.4	524	8,463
2nd Quarter	949.0	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	547 ⁽¹⁾	24,703
3rd Quarter	879.8 ⁽¹⁾	1,110	11.9	528	40,532
4th Quarter	850.2	1,145	8.0	500	28,215
Total, 1953	3,372.2	4,425	47.5	2,071	106,522
1954					
1st Quarter	774.1	966	72.3	398	14,366

(1) Revised.

**TABLE 46. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1954—Concluded.**
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951	2.6	3.8	170	7,998
1952				
1st Quarter	.1	.5	8	1,137
2nd Quarter	.7	.9	253	1,064
3rd Quarter	1.6	1.0	31	826
4th Quarter	1.9	.9	34	746
Total, 1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	37	878
3rd Quarter	9.5	1.1	0	1,028
4th Quarter	19.6	1.0	35	940
Total, 1953	34.5	3.6	98	3,574
1954				
1st Quarter	1.8	.5	25.3	780

**TABLE 47. PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1954.**
(Thousands of Tons)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7
4th Quarter	55.3	27.2	32.1	20.1	12.1	29.3
Total, 1953	212.0	108.9	133.6	70.5	51.0	89.8
1954						
1st Quarter	(1)	26.2	24.4	16.3	14.0	21.7

(1) Not available.

TABLE 48. SALES AND STOCK OF SELECTED IRON AND STEEL
BUILDING MATERIALS, CANADA, 1949 — MARCH, 1954.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951	167.3	11.5	88.3	14.9	44.5	4.8
1952						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.0	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8
4th Quarter	29.6	13.0	16.8	14.7	11.9	6.8
Total, 1953	129.2	—	70.9	—	44.3	—
1954						
1st Quarter	23.1	14.4	14.2	16.8	7.4	18.3

**TABLE 49. IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — MARCH, 1954.**
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
1st Quarter	80.7	2,145	1,860	39,092	1.6	34.4	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948	2.0	0	131	30
2nd Quarter	65.3	853	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3
4th Quarter	76.1	1,758	1,972	33,197	.9	.5	158	—
Total, 1953	265.3	4,607	9,253	113,759	4.8	7.6	416	66
1954								
1st Quarter	96.5	1,213	2,047	15,398	.3	.1	36	3

(1) Data for 1945 are not available.

**TABLE 50. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRIES, CANADA,⁽¹⁾
1946 — APRIL, 1954.**

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87
October	129,023	7,828	60.67
November	122,414	7,432	60.71
December	118,215	7,193	60.85
Annual Average, 1953	122,569	7,247	59.13
1954			
January	113,563	6,462	56.90
February	113,797	6,738	59.21
March	114,885	7,059	61.44
April ⁽²⁾	115,560	7,070	61.18

(1) As reported by employers with 15 or more employees.

(2) Preliminary.

TABLE 51. NON-SEASONAL LAYOFFS IN BUILDING MATERIAL PRODUCING INDUSTRIES, NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES BY REASON FOR LAYOFF, CANADA, MARCH, 1948—MARCH, 1954.

Period	Number of Establishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952					
1st Quarter	22	1,222	924	124	174
2nd Quarter	12	762	448	—	314
3rd Quarter	10	372	179	35	158
4th Quarter	12	755	538	—	217
Total, 1952	56	3,111	2,089	159	863
1953					
1st Quarter	5	334	239	95	—
2nd Quarter	6	183	78	50	55
3rd Quarter	13	638	405	50	183
4th Quarter	25	2,017	974	32	1,011
Total, 1953	49	3,172	1,696	227	1,249
1954					
January	8	620	60	300	260
February	4	130	—	100	30
March	7	620	200	—	420
1st Quarter	19	1,370	260	400	710

(1) See p. 118.

TABLE 52. STRIKES AND LOCKOUTS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — MARCH, 1954.

Period	Building Material Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days
1945.....	17	2,687	10,703
1946.....	23	39,684	1,459,840
1947.....	25	3,037	58,049
1948.....	11	1,187	7,405
1949.....	10	890	11,420
1950.....	19	7,295	69,344
1951.....	23	1,705	19,081
Total, 1952 ⁽¹⁾	17	2,652	25,452
1953			
March.....	2	87	150
June.....	1	40	1,000
September.....	4	1,892	6,960
December.....	—	—	—
Total, 1953 ⁽¹⁾	13	3,214	18,160
1954			
March.....	—	—	—

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes and number of workers involved need not equal the sums of the respective monthly figures.

**TABLE 54. EMPLOYMENT IN THE CONSTRUCTION INDUSTRY,
PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS,
BY NUMBER OF HOURS WORKED PER WEEK, CANADA,
MARCH, 1949 — APRIL, 1954.**

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951							
March 3	10.8	7.8	46.2	30.1	5.1	38	11,248
June 2	3.1	6.3	48.0	31.8	10.8	43	15,136
August 18	5.2	7.2	44.7	30.8	12.1	42	16,338
November 3	4.4	10.0	50.4	28.3	6.9	41	14,700
Annual Average	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651
December 13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average	7.7	7.4	49.1	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541
December 12	5.5	10.9	57.0	21.5	5.2	39	13,000
Annual Average	5.0	6.8	54.9	25.8	7.5	41	14,108
1954							
January 23	13.0	8.0	52.3	22.5	4.2	37	9,595
February 20	5.0	9.1	56.9	20.8	4.2	38	9,851
March 20	7.1	6.4	59.7	21.3	5.5	39	10,538
April 17	5.6	47.5	30.7	12.3	3.9	34	9,737

(1) For qualitative note see p. 119.

TABLE 55. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945 — APRIL, 1954.

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	53.8	88.8
1946	65,386	2,230	33.97	69.5	88.2
1947	88,124	3,322	37.41	85.6	95.7
1948	100,726	4,192	41.41	95.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	102.4	101.5
1951	134,147	7,077	52.76	110.2	108.8
1952	143,796	8,619	59.94	122.5	111.6
1953					
January	136,222	7,331	53.82	111.3	113.0
February	128,781	8,216	63.80	101.9	110.3
March	125,331	8,201	65.44	93.7	110.0
April	125,922	8,158	64.78	95.9	110.0
May	133,793	8,737	65.31	108.5	110.9
June	142,768	9,365	65.59	119.0	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September ⁽³⁾	175,613	11,761	66.97	141.3	116.6
October	172,172	11,836	68.74	138.5	116.9
November	166,349	11,193	67.29	133.9	115.9
December	155,867	10,392	66.67	125.5	114.1
Annual Average	150,467	9,616	64.90	121.2	113.4
1954					
January	142,647	8,347	58.52	114.3	109.9
February	127,089	8,346	65.67	101.8	107.0
March	122,803	8,388	68.30	99.7	106.6
April ⁽⁴⁾	122,723	8,227	67.03	99.7	105.5

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1951 represent annual averages.

(3) Revised.

(4) Preliminary.

**TABLE 56. NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — APRIL, 1954.**

Period	Number of ⁽²⁾ Hourly Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952					
January	101,497	32.3	3,276	136.2	43.99
February	102,012	40.8	4,157	138.8	56.63
March	101,455	41.6	4,224	139.6	58.07
April	106,450	42.0	4,472	141.1	59.26
May	111,927	41.9	4,685	142.4	59.67
June	118,207	41.2	4,873	142.0	58.50
July	122,478	40.8	4,993	141.8	57.85
August	129,332	42.3	5,469	141.9	60.02
September	135,061	42.0	5,673	143.6	60.31
October	137,895	42.5	5,858	147.3	62.60
November	136,186	42.0	5,275	148.2	62.24
December	128,204	41.7	5,349	150.6	62.80
Annual Average	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53
December	121,601	40.8	4,963	161.3	65.81
Annual Average	119,707	40.7	4,883	156.8	63.82
1954					
January	102,138	33.7	3,443	163.3	55.03
February	90,972	38.5	3,504	165.1	63.56
March	88,654	40.1	3,559	166.0	66.57
April ⁽³⁾	89,163	39.3	3,503	165.1	64.88

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Preliminary.

**TABLE 57. LABOUR INCOME IN THE CONSTRUCTION INDUSTRY
AND TOTAL LABOUR INCOME, CANADA, ⁽¹⁾
1945 — MARCH, 1954.**

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951.....	622	545	9,676	8,518
1952.....	751	647	10,743	9,228
1953				
January.....	58	50	928	802
February.....	56	49	920	796
March.....	57	50	924	805
1st Quarter.....	171	149	2,772	2,403
April.....	63	55	949	828
May.....	72	63	969	847
June.....	72	63	979	852
2nd Quarter.....	207	181	2,897	2,527
July.....	76	66	986	854
August.....	81	70	993	858
September.....	82	71	1,012	871
3rd Quarter.....	239	207	2,991	2,583
October.....	83	71	1,009	865
November.....	76	65	995	856
December.....	69	60	989	855
4th Quarter.....	228	196	2,993	2,576
Total, 1953	845	733	11,653	10,089
1954				
January.....	56	48	941	813
February.....	54	47	947	818
March.....	54	47	941	815
1st Quarter.....	164	142	2,829	2,446

(1) Includes Newfoundland from 1949.

TABLE 58. UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
CANADA, 1945-MARCH, 1954.

As at Date of Reporting Closest to (1) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	4,858	4,419	4,858	8,129	12,221
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	2,375	8,929	1,902	6,334	4,426	15,884
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,400	940	10,096	4,357	25,496
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,936	1,368	12,848	2,623	33,785
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,624	17,816	1,832	10,309	3,456	28,124
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,622	23,473	1,377	14,923	2,998	38,479
1953																		
January	65	3,108	161	31,185	29	7,058	11	919	272	1,374	67	5,297	605	48,941	203	33,609	808	82,550
February	55	3,109	132	33,526	60	6,483	22	855	249	1,767	52	5,324	570	51,064	278	35,806	848	86,870
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
April	178	1,758	624	20,278	265	2,485	43	488	185	1,634	394	3,242	1,689	29,885	1,576	22,173	3,265	52,058
May	219	746	752	10,283	403	1,029	37	276	137	1,163	410	1,727	1,958	15,224	1,825	13,042	3,783	28,666
June	200	517	754	6,417	277	822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
July	288	361	669	4,632	154	861	75	105	202	674	314	1,005	1,702	7,638	1,541	9,308	3,243	16,946
August	238	350	482	4,631	152	929	116	61	224	612	379	941	1,591	7,527	2,022	9,402	4,213	16,929
September	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
October	343	483	314	6,756	66	2,371	74	146	180	725	150	1,767	1,127	12,248	639	15,800	3,766	28,048
November	197	999	138	16,388	47	5,033	18	343	90	1,292	126	4,084	616	28,139	310	36,723	926	64,862
December	90	2,521	89	30,169	47	7,528	15	801	75	2,011	195	8,658	511	51,688	147	62,065	658	113,753
Annual Average	192	1,406	442	16,748	150	3,418	52	416	192	1,227	240	3,272	1,268	26,487	1,142	24,489	2,410	50,976
1954																		
January	39	4,439	131	42,787	54	9,063	5	1,317	65	3,025	155	11,553	449	72,184	285	82,186	734	154,370
February	61	4,644	167	44,548	51	8,626	12	1,262	82	3,577	143	11,794	516	74,451	303	84,222	819	158,673
March	82	3,949	146	41,748	62	6,884	17	1,289	74	3,763	137	11,571	518	69,204	278	82,040	796	151,244

(1) Data for period 1945-1952 are annual averages.

**TABLE 59. APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾
AND GRADUATES, CANADA, ⁽²⁾ 1946—MARCH, 1954.**

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1946	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1947	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1948	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1949	573	300	1,365	557	230	108	245	98	1,336	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	347	93	967	233	171	28	270	59	1,578	324	1,358	349	594	112	5,285	1,198
1952																
1st Quarter	346	16	975	42	163	9	282	16	1,642	56	1,405	83	632	29	5,445	251
2nd Quarter	341	16	957	59	149	13	272	16	1,645	85	1,427	85	619	19	5,410	293
3rd Quarter	335	22	934	67	142	4	256	17	1,368	60	1,348	66	611	35	4,994	271
4th Quarter	321	15	946	47	156	9	264	17	1,647	75	1,494	55	589	30	5,417	248
Total, 1952	—	69	—	215	—	35	—	66	—	276	—	289	—	113	—	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396
4th Quarter	339	13	974	26	159	3	204	8	1,227	37	1,740	59	540	13	5,183	159
Total, 1953	—	64	—	184	—	29	—	72	—	325	—	300	—	99	—	1,073
1954																
1st Quarter	375	22	1,024	45	192	7	244	15	1,455	82	1,891	91	606	21	5,767	283

(1) At beginning of period.

(2) See p. 120.

**TABLE 60. IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE,
CANADA, 1945 — MARCH, 1954.**

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952										
1st Quarter	424	697	210	35	115	316	59	1,856	169	2,025
2nd Quarter	513	921	297	64	172	451	62	2,480	689	3,169
3rd Quarter	175	385	140	25	72	227	42	1,066	80	1,146
4th Quarter	79	214	104	12	45	151	38	643	48	691
Total, 1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290
4th Quarter	292	483	181	46	89	302	64	1,457	113	1,580
Total, 1953	1,151	2,376	891	171	545	1,468	282	6,884	819	7,703
1954										
1st Quarter	243	464	159	27	123	270	55	1,341	2,269	3,610

TABLE 61. STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1954.

Period	The Building Industry			All Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days
1945	5	325	2,848	197	96,068	1,457,420
1946	12	892	6,535	228	139,474	4,516,393
1947	32	6,057	44,262	236	104,120	2,397,340
1948	18	3,322	39,546	154	42,820	885,793
1949	13	3,602	41,120	137	51,437	1,063,667
1950	12	2,258	28,836	161	192,153	1,389,039
1951	31	7,260	63,569	373	128,620	901,739
Total, 1952	51	29,687	343,866	222	120,818	2,879,955
1953						
March	4	1,056	2,247	21	5,450	33,018
June	2	250	1,475	31	6,452	57,346
September	3	351	1,845	37	16,445	126,131
December	1	22	20	25	11,257	264,745
Total, 1953 ⁽¹⁾	22	5,397	31,357	166	54,391	1,322,929
1954						
1st Quarter	2	90	360	12	1,722	13,945

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes and number of workers involved need not equal the sums of the respective monthly figures.

Section 7. Building Costs

TABLE 62. INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF CONSTRUCTION MATERIAL PRICES, CANADA, 1945—MAY, 1954.
(1949=100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index ⁽¹⁾ Residential Building Materials	Non-Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2	67.5	65.0	71.4
1946	62.7	80.3	80.1	80.3	88.2	76.7	70.6	67.4	72.4	67.8	75.0
1947	75.1	86.4	88.3	94.4	90.4	90.4	80.5	85.0	81.9	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.4	103.4	108.5	97.3	98.8	123.6	101.7	106.4	103.7	106.4	105.0
1951	131.9	110.9	119.7	110.1	106.9	123.8	116.5	122.3	121.8	125.5	118.6
1952	129.1	117.7	129.3	108.5	108.8	114.3	119.6	122.3	129.5	124.9	123.2
1953											
January	128.2	119.8	132.1	109.0	109.3	113.9	118.3	121.7	131.0	124.4	124.6
February	127.1	119.8	132.1	108.8	109.3	113.9	118.3	121.7	131.0	124.5	124.7
March	127.8	119.8	136.2	108.8	109.3	113.9	117.5	125.7	131.0	124.9	124.9
April	127.4	119.4	136.2	108.6	109.3	113.9	119.6	125.7	131.0	124.7	124.8
May	127.4	119.4	137.4	109.0	109.3	113.9	117.7	125.7	131.0	124.7	124.7
June	128.3	119.4	137.4	112.9	109.3	115.5	117.3	121.0	131.0	124.6	124.6
July	128.2	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.6	124.7
August	128.1	119.4	137.4	113.9	108.1	115.3	116.8	121.0	131.0	124.6	124.7
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	124.4	124.5
October	126.2	119.4	137.4	114.5	108.1	115.3	112.9	128.1	132.2	123.2	123.6
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	122.5	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	123.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	116.2	122.4	131.4	123.9	124.4
1954											
January	124.3	120.9	137.4	114.9	108.0	114.0	113.0	120.1	132.1	121.6	123.2
February	123.8	120.9	137.4	114.9	108.0	114.0	113.0	119.0	129.9	121.4	123.1
March	123.3	120.1	137.4	114.9	109.2	117.4	112.9	117.5	129.9	121.0	122.9
April	123.3	119.5	137.4	114.2	109.2	117.3	113.1	120.7	129.9	121.1	122.6
May	123.3	118.9	137.4	115.2	109.2	117.3	112.2	120.7	129.9	121.0	121.1

(1) Revised.

TABLE 63. INDEXES⁽¹⁾ OF AVERAGE HOURLY RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1945 - MAY, 1954.
(1949=100)

Period	Bricklayers	Carpenters	Electricians	Painters	Plumbers	Sheet Metal Workers	Truck Drivers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All ⁽²⁾ Industries (Including Holiday Pay Allowances)
1946	76.8	77.9	76.3	76.2	74.3	77.9	70.8	72.0	74.6	74.6	74.8
1947	84.6	85.5	83.4	81.8	80.4	84.8	84.2	83.7	84.0	83.9	85.0
1948	93.1	96.0	94.8	94.4	92.7	95.9	93.7	93.0	94.2	94.2	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.8	106.3	106.8	103.1	103.9	107.0	104.2	104.0	104.8	105.5	103.8
1951	113.9	119.9	118.0	116.1	114.5	118.3	116.0	119.1	118.6	119.4	114.7
1952	121.1	129.6	129.0	126.6	122.1	129.5	125.5	129.6	128.6	129.6	128.2
1953											
January	122.8	128.5	129.0	126.8	124.3	129.6	127.1	129.7	128.6	129.7	
February	122.8	128.7	129.5	126.8	124.4	129.6	127.1	129.7	128.7	122.1	
March	122.8	128.7	129.5	126.8	124.5	129.6	127.1	129.7	128.7	129.8	
April	124.4	128.9	129.7	128.2	126.9	130.4	127.6	129.9	129.7	130.2	
May	125.1	130.7	131.3	128.3	126.9	130.6	127.9	130.1	129.9	131.0	
June	125.6	133.0	131.8	129.1	127.5	131.3	129.0	131.3	130.8	131.9	
July	125.9	133.0	133.3	130.4	128.0	132.1	130.8	133.3	132.4	133.6	
August	126.0	133.3	133.8	130.7	128.3	132.1	131.1	133.5	132.7	133.9	
September	126.4	134.6	135.6	131.4	130.7	135.4	132.6	135.2	134.2	135.4	
October	127.0	136.3	135.6	133.2	130.9	137.5	135.1	137.8	136.2	137.4	
November	127.0	136.3	135.6	133.4	130.9	137.9	135.1	137.8	136.3	137.5	
December	127.3	136.9	135.7	133.4	131.0	137.9	135.2	138.3	136.6	137.8	
Annual Average	125.3	132.4	132.5	129.9	127.9	132.8	130.5	133.0	132.0	133.2	
1954											
January	127.4	136.8	135.8	133.5	131.1	138.2	135.6	138.5	136.7	137.9	
February	127.5	136.9	135.8	133.5	131.2	138.2	135.6	138.5	136.8	138.0	
March	127.5	137.1	135.8	133.5	131.2	138.3	135.7	138.5	136.8	138.0	
April	127.5	137.1	135.8	133.8	131.2	138.5	135.7	138.5	136.9	138.1	
May	128.2	137.3	136.1	134.3	132.3	139.0	136.5	139.3	137.4	138.6	

(1) Revised.
(2) Data for intervening months not available.
(3) Not yet available.

TABLE 64. COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF ALL COMMODITIES, 1945 — MAY, 1954.

Period	Composite Ind. Residential Building Materials	Non-Residential Building Materials	All Construction Workers Including Holiday Pay Allowances ⁽¹⁾	Residential Building Materials and Wage Rates ⁽¹⁾	Non-Residential Building Materials and Wage Rates ⁽¹⁾	Wholesale Prices of All Commodities
1945	65.0	75.0	—	—	—	66.6
1946	67.8	84.5	—	—	—	70.0
1947	79.1	95.9	83.9	80.9	84.3	82.3
1948	95.4	100.0	94.2	95.0	95.3	97.5
1949	100.0	105.0	100.0	100.0	100.0	100.0
1950	106.4	118.6	105.5	106.1	105.2	106.5
1951	125.5	123.2	119.4	123.2	118.9	121.1
1952	124.9	123.2	129.6	126.7	125.4	114.0
1953						
March	124.9	124.9	129.8	126.7	126.6	111.9
June	124.6	124.6	131.9	127.3	127.1	111.8
September	123.2	123.6	135.4	127.7	127.7	111.7
December	122.0	123.6	137.8	127.9	128.6	110.5
Annual Average	123.9	124.4	133.2	127.4	127.4	111.8
1954						
January	121.6	123.2	137.9	127.7	128.3	110.9
February	121.4	123.1	138.0	127.6	128.3	110.5
March	121.0	122.9	138.0	127.4	128.2	110.3
April	121.1	122.6	138.1	127.5	128.0	109.9
May	121.0	121.1	138.6	127.6	127.2	110.1

(1) Revised.

140.3

**TABLE 65. CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT,
HOME OWNERSHIP AND SHELTER COST, CANADA, 1945 – MAY, 1954.**
(1949=100)

Period	Rent	Home ⁽¹⁾ Ownership	Shelter ⁽¹⁾ Cost	Total Consumers' Price Index
1945	91.1	—	—	75.0
1946	91.6	—	—	77.5
1947	94.9	—	—	84.8
1948	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0
1950	108.2	103.6	106.2	102.9
1951	114.5	114.4	114.4	113.7
1952	120.9	119.3	120.2	116.5
1953				
January	123.5	120.7	122.3	115.7
February	123.8	120.7	122.5	115.5
March	123.9	120.6	122.5	114.8
April	124.2	120.6	122.7	114.6
May	124.3	121.0	122.9	114.4
June	125.5	121.0	123.6	114.9
July	125.9	121.3	123.9	115.4
August	126.2	121.4	124.1	115.7
September	126.3	121.5	124.2	116.2
October	126.9	121.4	124.5	116.7
November	127.2	122.0	125.0	116.2
December	127.7	122.0	125.2	115.8
Annual Average	125.5	121.2	123.6	115.5
1954				
January	128.0	121.9	125.4	115.7
February	128.1	121.8	125.4	115.7
March	128.4	121.8	125.6	115.5
April	128.6	121.7	125.6	115.6
May	128.7	121.8	125.8	115.5

(1) Not available prior to 1949.

TABLE 66. ESTIMATED COST OF DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACT BY TYPE OF DWELLING, CANADA, 1953 AND FIRST QUARTER, 1954.

Period and Type of Dwelling	Average Estimated Costs ⁽¹⁾				Average Finished Floor Area Sq. Ft.	Average Construction Cost Per Square Foot \$
	Land \$	Construction \$	Other \$	Total \$		
1953						
Single 1-Storey	1,179	10,041	453	11,673	1,042	9.64
Single 1½-Storey						
Finished	1,241	10,066	493	11,800	1,218	8.26
Unfinished	1,256	9,480	359	11,095	918	6.61
Single 2-Storey	1,313	11,335	493	13,141	1,347	8.41
Apartment	531	6,963	589	8,083	861	8.09
Other	1,253	12,542	570	14,365	1,645	7.62
1954						
1st Quarter						
Single 1-Storey	1,629	10,262	520	12,411	1,092	9.39
Single 1½-Storey						
Finished	1,795	10,537	609	12,941	1,264	8.33
Unfinished	1,438	9,290	475	11,203	486	5.62
Single 2-Storey	1,642	11,316	563	13,521	1,320	8.57
Apartment	703	7,006	537	8,246	838	8.36
Other	953	8,553	348	9,854	1,036	8.26

(1) Estimated by loan applicant.

**TABLE 67. PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS
BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER
OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION,
CANADA, 1946 - APRIL, 1954.**

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	-	-	-	-	-	11.0
1947	-	-	-	-	-	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952						
January	10	37	30	6	17	8.2
February	3	33	37	10	17	8.7
March	5	32	41	8	14	8.4
April	5	27	41	17	10	8.9
May	9	25	39	19	8	8.2
June	20	19	35	14	12	7.8
July	32	26	19	11	12	6.9
August	40	38	10	7	5	5.2
September	28	45	8	5	14	6.9
October	25	54	8	5	8	6.3
November	20	58	13	2	7	6.1
December	18	58	18	2	4	5.8
Annual Average	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3
November	21	56	16	3	4	5.4
December	26	53	15	2	4	5.1
Annual Average	19	45	22	8	6	6.4
1954						
January	12	50	28	2	8	6.2
February	9	52	27	6	6	6.4
March	5	56	29	7	3	6.4
April	5	45	31	14	5	7.0

(1) Not available for 1946 and 1947.

Section 8. Building Industry

TABLE 68. BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1954.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952									
1st Quarter	46	417	848	9	190	328	451	3,792	6,285
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886
4th Quarter	38	892	1,355	15	327	519	345	6,625	12,411
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303
4th Quarter	37	686	1,186	10	194	247	527	10,583	18,729
Total, 1953	144	1,927	3,815	35	963	1,445	1,617	24,063	41,549
1954									
1st Quarter ⁽²⁾	45	730	1,389	11	209	301	602	8,323	14,040

(1) See p. 121.
(2) Preliminary.

TABLE 69. INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — MAY, 1954.
(1939=100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951.....	277.3	188.6
1952.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0
August.....	288.7	177.2
September.....	274.1	166.9
October.....	271.6	165.5
November.....	278.3	168.0
December.....	280.9	167.4
Annual Average.....	284.4	175.6
1954		
January.....	288.5	171.6
February.....	291.8	178.9
March.....	290.1	181.0
April.....	303.8	191.6
May.....	328.4	198.5

PART III— SOURCES AND EXPLANATORY NOTES

Sources and Explanatory Notes

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

Part I. Charts

FIGURE 1.—Chart based on data shown in Tables 43 and 47.

FIGURE 2.—Chart based on data shown in Table 55.

FIGURE 3.—Chart based on data shown in Tables 62-64.

Part II. Tabular Material

TABLE 1. Sources of data shown in Table 1 are as follows:

1945	<i>Housing Statistics</i> , 1946, D.B.S.
1946	Data for completions obtained from <i>Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947</i> , D.B.S. Data for units under construction at the end of 1946 obtained from <i>Housing Bulletin No. 1</i> , March 1948, D.B.S.
1947	Data for completions obtained from <i>Supplement to Housing Statistics</i> , 1947, D.B.S. Data for units under construction at the end of 1947 obtained from <i>Housing Bulletin No. 1</i> , March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
1948-1949	Data obtained from monthly issues <i>Housing Bulletin</i> , D.B.S.
1950-1954	Data obtained from monthly issues <i>New Residential Construction</i> , D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1954 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 2. Actual data were obtained from the same sources as are shown for the material in Table 1. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

A seasonally adjusted annual series was prepared for each region, Atlantic, Quebec, Ontario, prairies, and British Columbia. These series were added together to obtain figures for Canada. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

TABLE 3. The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-1954 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 4. Sources are the same as for Table 1.

TABLE 5. Sources of data shown in Table 5 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1954 Sources are the same as for Table 1.

TABLE 6. Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 7. Data for this table for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 77, 78 and 79, pp. 282, 283 and 284. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1951-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction including major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation, demolitions, and accidental losses to the stock of residential capital such as may be caused by fire, flood or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Net land added to residential real estate represents the value of land put in use for housing purposes less the value of land withdrawn from residential use. The value of net land added for residential purposes together with the value of net capital formation provides a value for total net additions to residential real estate.

The methods of estimating the net value of land put in use for residential purposes are outlined in detail in *Residential Real Estate*, pp. 418-431.

TABLE 8. Source is the same as for Table 7. Values involved are based on 1939 prices throughout.

TABLE 9. Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1954 housing data estimated by the Economic Research Department, C.M.H.C.

TABLE 10. Data on Federal-provincial rental housing agreements, veterans' rental housing and armed service married quarters constructed by C.M.H.C. and Defence Construction (1951) Limited, are prepared by the Statistical and Accounting Departments of C.M.H.C. Data on armed service married quarters constructed by the Department of National Defence in the period 1949-1951 were prepared by the construction branches of that department. Information relating to housing for employees of Federal Government departments is estimated by the Economic Research Department, C.M.H.C., on the basis of information provided by the courtesy of the Department of Finance. Data on housing built under the capital assistance provisions of the Defence Production Act are provided by the Statistical Department, C.M.H.C.

TABLE 11. Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1951-1954 from *National Accounts Income and Expenditure First Quarter 1954*, Research and Development Division, D.B.S.

TABLE 12. Data from 1940—February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1954, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 13. Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 64.

TABLE 14. Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. A small number of dwellings built for employees of government departments are also included. Privately-initiated housing with Federal Government financial assistance in the form of loans, covers starts under the National Housing Act, The Farm Loan Act, 1927, and the Veterans' Land Act, 1942. Privately-initiated housing with Federal Government financial assistance in the form of guarantees comprises starts under the Farm Improvement Loans Act, 1944, and the rental insurance plan, except those rental insurance units approved for National Housing Act loans.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of the National Housing Act, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 15. Data from same sources as for Table 10.

TABLES 16, 17, 18, 19. Data supplied by the Statistical Department, C.M.H.C.

TABLE 20. Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 21. Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling

and surfacing of roads and driveways, the installation of street lights and filling and grading of grounds.

TABLE 22. Data are from records of Accounting Division, C.M.H.C.

TABLE 23. Data compiled by the Property Management Department, Mortgage and Real Estate Division, C.M.H.C.

TABLE 24. Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all rental insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to rental insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter.

TABLE 25. Data compiled by the Statistical Department, C.M.H.C.

TABLE 26. Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1953 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1951-1954 by the Statistical Department, C.M.H.C.

TABLE 27. Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 28. Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 29. Data compiled by the Economic Research Department, C.M.H.C., from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1954 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-54.

TABLE 30. Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 31. Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 32. Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 33. Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1953 estimated by the Economic Research Department C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 34. Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1952, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1953 and 1954 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 36.

TABLE 35. Data obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S. Total births in this table do not equal total births in Table 34 as in this table illegitimate births and births taking place in Newfoundland are excluded.

TABLE 36. Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 37. Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1951-1954 from *National Accounts, Income and Expenditure First Quarter, 1954*, Research and Development Division, D.B.S.

TABLE 38. Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 104 lending institutions comprising 39 life insurance companies, 32 trust companies, 17 loan companies, 7 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1952.

TABLE 39. Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 38.

TABLE 40. Data for joint and insured loans supplied by Statistical Department, C.M.H.C. Conventional loan figures are obtained by deducting joint and insured loans from total loans. Data for total loans compiled by Economic Research Department, C.M.H.C., from sources as outlined for Table 38. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint and insured loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so the error should not be large.

TABLE 41. Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1954 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages discharged, Greater Toronto Area, 1945-1954, reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1953, recorded in 10 land title offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*, 1953, p. 107.

Estimates for Ontario in 1953 and 1954 are based on data supplied for Greater Toronto.

TABLE 42. Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of the production indexes, values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 43. Sources of data for building materials are as follows:

Sawn Lumber:

1945-1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.

1953-1954 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

Hardwood Flooring:

1946-1954 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945 By courtesy of the Forest Products Statistics Section, D.B.S.

1946-1954 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick and Structural Tile:

(Data relates to face and common brick only)

1945-1950 *Clay and Clay Products*, 1950, D.B.S.

1951-1954 Monthly issues *Products Made from Canadian Clays*, D.B.S.

Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks;

Wash Basins:

1945-1954 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945-1951 Annual issues *The Stone Industry in Canada*, D.B.S.

1952-1954 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945-1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1954 Monthly issues *Cement and Cement Products*, D.B.S.

Concrete Blocks Cement Pipe and Tile:

1945-March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949-1954 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

Gypsum Plaster; Wallboard; Lath:

1945-1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1953-1954 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S. The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster, etc.

Builders' Hardware:

1945-1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C., based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

Domestic Heating Boilers; Cast Iron Radiators; Warm Air Furnaces:
 1945-1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.
 1952-1954 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:
 1945-1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.
 1952-1954 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:
 1945-1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.
 1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C. from data, supplied by D.B.S., which represent the production of firms which, in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts:
 1945-1950 Annual issues *Paper Roofing Industry*, D.B.S.
 1951-1954 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:
 1948-1954 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:
 1945-1951 Annual issues *Paints and Varnishes Industry*, D.B.S.
 1952-1954 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 44. Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 45. Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 46. Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 47. Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings:
 1945-1951 Annual issues *Iron Casting Industry*, D.B.S.
 1952-1954 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:
 1945-1954 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:
 1945-1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.
 1951-1954 Monthly issues *Nails Tacks and Staples*, D.B.S.

Galvanized Sheets:
 1945-1954 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 48. Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 49. Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 50. Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payroll Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 51. Data obtained by courtesy of the Economic and Research Branch, Department Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for layoff and second, because reports are not received for layoffs involving less than 50 workers or for those of less than two weeks duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however, do not directly reflect the demand and supply conditions in the market for building materials. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 52. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 53. Data for 1945-1951 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 35, 1953, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1952-1954 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 53 includes engineering as well as building construction, whereas Table 55 covers the building industry only.

The industry classification used in Table 53 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood

conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 54. Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of workers employed in the construction industry.

TABLE 55. Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945-1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950-1954 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945-1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947-1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951-1954 Monthly issues *Employment and Payrolls* D.B.S.

TABLE 56. Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 55.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 57. Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, 1951, Research and Development Division, D.B.S. Monthly data for 1951-1954 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 9 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 9 is intended to cover all construction expenditures, the estimates in Table 57 do not include: (1) expenditures by unincorporated own account contractors and builders, (2) construction outlay by railway and telephone companies, (3) repair and maintenance construction outlay on force account by non-construction companies, (4) construction outlay by Federal, provincial or municipal governments.

TABLE 58. Compiled by the Unemployment Insurance Section Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 59. Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 60. Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 61. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 62. The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes* D.B.S. Indexes of prices of building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index of residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the average movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express national averages of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 63. Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1939-1952. The intervening monthly indexes for 1952 and 1953 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1953. The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1945 census.

The index for all industries for the years 1945-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 64. Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential materials index shown in Table 62 and the index of wage rates of all construction workers, including holiday

pay allowances, shown in Table 63. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 62 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 63. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

TABLE 65. Data are obtained from monthly issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLE 66. Data compiled by the Statistical Department, C.M.H.C.

TABLE 67. Data for 1946 and 1947 obtained from *Annual Report, 1947*, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1953 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 68. Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in this table covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in this table.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 69. Data for period 1945-1936 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1954 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953 and 1954.
- (3) Data converted from a 1935-1939 to a 1939 base.

INDEX OF CONTENTS

	PAGE
Apprenticeship training, construction trades.....	23, 97
Bankruptcies.....	24, 106
Births:.....	18, 62
by sequence of arrival.....	63
Building materials:	
costs.....	23, 100
companies, stock prices.....	25, 107
exports.....	20, 83, 84, 87
imports.....	20, 80, 81, 82, 87
iron, production of.....	85
iron, shipments.....	86
price indexes.....	23, 100, 102
production.....	20, 21, 72-76, 85
sales.....	20, 77-79, 86
steel, production of.....	85
steel, shipments.....	86
stocks.....	20, 77-79, 86
supply.....	20, 77-79, 86
Building permits issued, residential.....	40
Completions:.....	11, 29, 30, 32, 33, 34
completed dwellings unsold.....	34
completion time.....	105
Contracts awarded, residential.....	41
Costs, building.....	23, 100-102, 104
Deaths.....	61, 62
Defence Construction (1951) Limited.....	17, 56
Domestic disappearance:	
building materials, index of.....	71
Earnings:	
building industries.....	22, 93, 94
building material industries.....	22, 88
construction industry.....	22, 95
Employment:	
all industries.....	22, 91, 92, 93
building industry.....	22, 93, 94
building material industries.....	22, 88
construction industry.....	22, 91, 92
non-agricultural industries.....	91
Expenditures.....	11, 17, 37-39, 50
Farm Housing:	
Canadian Farm Loan Act, 1927.....	17, 58
Farm Improvement Loans Act, 1944.....	18, 59
Quebec Farm Credit Bureau.....	18, 60
Veterans' Land Act, 1942.....	17, 57
Federal Government Housing.....	17, 42
Federal-Provincial:	
housing projects.....	17, 48
land assembly projects.....	17, 49
Gross National Expenditure.....	12, 39
House-building activity:	
completions.....	11, 29, 30, 32, 33
distribution of units, completed and unsold.....	34
privately initiated.....	42

	PAGE
publicly assisted.....	12, 42
starts.....	11, 29, 30, 31
under construction.....	11, 29
Immigration:	
building labour.....	23, 98
total.....	18, 64
Income:	
gross national income.....	22, 95
labour.....	22, 95
construction industry.....	22, 95
national income.....	18, 65
personal income.....	18, 65
total.....	18, 65
Indexes:	
all commodity prices.....	24, 102
all construction materials, price.....	24, 100
all construction materials, production.....	24, 100
common stock prices.....	25, 107
composite, all construction material prices and wage rates.....	23, 102
composite, residential building material prices and wage rates.....	23, 102
consumer's price index.....	23, 103
employment, building industry.....	22, 93
employment, non-agricultural industries.....	22, 93
home ownership.....	103
rent.....	103
residential building material prices.....	24, 100
wage rates, construction workers.....	24, 101
Institutional mortgage lending.....	19, 66-69
Labour:	
apprenticeship training.....	23, 97
costs.....	24, 101
earnings.....	22, 93, 94
employment.....	18, 20, 22, 91, 93, 94
immigration, building labour.....	23, 98
income.....	22, 95
market.....	22
strikes.....	90, 99
unemployment.....	18, 20, 91, 96
unfilled vacancies.....	22, 96
unplaced applicants.....	22, 96
Loans:	
Canadian Farm Loan Act, 1927.....	17, 58
Farm Improvement Loans Act, 1944.....	18, 59
gross under N.H.A.....	15, 45, 46, 47
home ownership.....	16, 45
Quebec Farm Credit Bureau.....	18, 60
rental housing.....	16, 52
Mortgages:	
discharged and registered, Greater Toronto.....	70
lending institutions.....	19, 66-69
National Housing Act.....	12, 13, 46
Province of Ontario, mortgages discharged — registered.....	70
National Housing Act	
gross loans.....	15, 45, 46
land assembly projects.....	17, 49, 50

	PAGE
loans for home-ownership.....	16, 46
loans for rental purposes.....	16, 46
Non-seasonal lay-offs — material industries.....	89
Population:.....	18, 61
births.....	18, 62
deaths.....	18, 61, 62
family formation.....	18, 61
immigration.....	18, 64, 98
marriages.....	18, 62
Prices:	
all commodity prices index.....	24, 102
common stock.....	25, 107
construction materials, index.....	24, 100
residential building materials, wholesale prices.....	24, 100
Real estate lending.....	19, 66-69
Rental Housing:	
armed service married quarters.....	17, 55
lending institutions.....	19, 66-69
management under C.M.H.C.....	16, 52
National Housing Act.....	15, 46
rental insurance projects.....	16, 52, 53
veterans' housing projects.....	17, 54
Residential building materials, wholesale prices.....	24, 100
Residential capital expenditures.....	11, 37
Residential capital formation, gross and net.....	11, 35, 36
Strikes.....	90, 99
Unemployment:	
all industries.....	18, 20, 91
construction industry.....	18, 20, 91, 96
non-agricultural industries.....	18, 20, 93
Wage-rates:	
building industry.....	22, 93, 94
building material industries.....	22, 88
index of construction workers.....	22, 101

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**HOUSING
IN CANADA**

2ND
QUARTER
1954

CONTENTS

	Page
Foreword	3
List of Tables and Charts.....	5
Part I.—Summary.....	9
Part II.—Tabular Material.....	23
1. House Building Activity.....	25
2. Real Estate Lending.....	45
3. Population and Income.....	61
4. Building Materials.....	65
5. Building Labour.....	85
6. Building Costs.....	94
7. Building Industry.....	101
Part III.—Sources and Explanatory Notes.....	103
Index	117

FOREWORD

Housing in Canada is published quarterly and is designed to provide information on the housing situation, particularly the rate of new house building.

The report is arranged in three parts. A textual summary is presented in Part I highlighting the statistical material contained in Part II. Part III provides source notes for the statistical data and explanatory notes where interpretation of the series seems appropriate.

In this issue, the arrangement of material has been changed. In previous issues publicly-initiated and privately-initiated housing for which some form of public assistance is provided, were dealt with together under the heading "Publicly-Assisted House Building". Beginning with this issue mortgage lending activity, including that in which there is direct or indirect government participation, is being treated in Section 2 entitled "Real Estate Lending". Section 1, which deals with the overall rate of house building and new residential investment, includes information about housing built on direct government account. Section 1 also contains a summary of housing starts under all kinds of government assistance, whether publicly or privately-initiated.

Two new tables appear in this issue. Table 16 shows investment in new residential and new non-residential construction on a seasonally adjusted basis. In Table 22 are shown the total mortgage loan approvals of the different types of lending institutions.

Some of the material incorporated in this report is obtained from original sources with other data supplied by various Federal Government departments, and by the Quebec Government through its Farm Credit Bureau. This co-operation has greatly facilitated the preparation of this publication and is gratefully acknowledged.

**Economic Research Department,
Central Mortgage and Housing Corporation.**

Ottawa, October, 1954

LIST OF TABLES

TABLE

PAGE

House Building Activity

1. Number of New Dwellings Started, Completed and Under Construction, Canada, 1945 — August, 1954.....	25
2. Dwellings Started and Completed in New Structures, Actual and Seasonally Adjusted Annual Rates, By Quarter, Canada, 1949 — June, 1954.....	26
3. Number of New Permanent Dwellings Started by Urban and Rural Areas, Canada, 1947 — August, 1954.....	27
4. Number of New Permanent Dwellings Completed by Urban and Rural Areas, Canada, 1947 — August, 1954.....	28
5. Number of New Permanent Dwellings Completed By Type of Unit, Canada, 1947 — August, 1954.....	29
6. Distribution of New Completed Dwellings Unsold, by Number of Months Unsold, and Average Number of Months Unsold, Metropolitan Areas and Other Major Cities, Canada, 1950 — July, 1954.....	30
7. Number of Dwellings in New Structures Started, Publicly-Initiated, and Privately-Initiated, With and Without Federal Government Assistance, Canada, 1949 — June, 1954.....	31
8. Publicly-Initiated Housing, Dwellings Started and Completed, Canada, 1949 — June, 1954.....	32
9. Federal-Provincial Housing Operations Under the National Housing Acts, Canada, 1950 — June, 1954.....	33
10. Federal-Provincial Land Assembly Operations Under the National Housing Acts, Canada, 1950 — June, 1954.....	34
11. Expenditures on Federal-Provincial Housing and Land Assembly Operations under the National Housing Acts, Canada, 1950 — June, 1954.....	35
12. Veterans' Rental Housing Projects by Central Mortgage and Housing Corporation, Number of New Dwellings Started, Completed and Under Construction and Expenditures, Canada, 1941 — June, 1954.....	36
13. Armed Service Married Quarters, Construction Operations by Central Mortgage and Housing Corporation, Number of Dwellings Started, Completed and Under Construction, and Actual Expenditures, Canada, 1949 — June, 1954.....	37
14. Expenditures on New Residential Construction by Type of Initiation, Major Improvements, Repair and Maintenance, Canada, 1945 — June, 1954.....	38
15. Expenditures on New Construction, Major Improvements, Repair and Maintenance, Residential and Other Construction, Canada, 1945 — June, 1954.....	39
16. Private Expenditures on New Construction, Residential and Other, Actual and Seasonally Adjusted at Annual Rates, Canada, 1950 — June, 1954.....	40
17. Personal Expenditures, Government Expenditures, Gross Domestic Investment and Gross National Expenditure, Canada, 1945 — June, 1954.....	41
18. Publicly-Initiated Housing, Expenditures by Program, Canada, 1949 — June, 1954..	42
19. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — June, 1954.....	43
20. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — July, 1954.....	44

Real Estate Lending

21. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, By Type of Loan, Canada, 1947 — June, 1954.....	45
22. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, by Type of Lender, Canada, 1947 — June, 1954.....	46
23. Gross Mortgage Loans Approved by Lending Institutions and Banks on New Non-Farm Residential Construction by Type of Dwelling, Canada, 1947 — June, 1954...	47
24. Gross Joint, Insured and Conventional Mortgage Loans, Approved on Real Estate by Lending Institutions and Banks, by Type of Loan, Canada, 1949 — June, 1954..	48
25. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Loan, Canada, 1949 — August, 1954.....	49
26. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Lender, Canada, 1950 — June, 1954.....	50
27. Number of Dwellings for which Gross Mortgage Loans Approved under the National Housing Acts, by Type of Borrower and by Type of Loan, Canada, 1949 — June, 1954.	51
28. Lending Operations under the National Housing Acts, Analysis of Gross Loans Approved Showing Number of Dwellings by Type of Dwelling, Canada, 1950 — June, 1954.....	52
29. Lending Operations under the National Housing Acts, Analysis of Gross Loans Approved Showing Average Amount of Loan per Dwelling by Type of Dwelling, Canada, 1950 — June, 1954.....	53

TABLE

PAGE

30. Operations Under The National Housing Acts, Rental Guarantee Plan, Net Number of Projects, and Dwellings Approved with Loans under the National Housing Acts and with Conventional Loans, Canada, 1949 — June, 1954.....	54
31. Operations under the National Housing Acts, Rental Guarantee Plan, Average Number of Rooms, Floor Area, Estimated Costs, and Maximum Monthly Rent Per Unit, for Gross Projects Approved, Canada, 1948 — June, 1954.....	55
32. Construction Operations Under the Veterans' Land Act, 1942, Number of New Dwellings Started, Completed and Under Construction, and Expenditures, Canada, September 23, 1943 — June, 1954.....	56
33. Lending Operations under the Canadian Farm Loan Act, 1927, Canada, 1929 — June, 1954.....	57
34. Lending Operations under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — June, 1954.....	58
35. Operations under the Quebec Housing Act, Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 — June, 1954.....	59
36. Number of Mortgages Registered and Discharged and Real Estate Transfers Registered, Greater Toronto Area and Province of Ontario, 1945 — June, 1954.....	60

Population and Income

37. Net Family Formation and Number of Families, Canada, 1945 — June, 1954.....	61
38. Number of Births, Deaths, Marriages, Divorces, Immigration and Total Population, Canada, 1945 — July, 1954.....	62
39. Number of Immigrants to Canada, by Sex, Marital Status and Age Group, 1945 — June, 1954.....	63
40. Gross National Product, National Income, Personal Income, Personal Savings, Canada, 1945 — June, 1954.....	64

Building Materials

41. Indexes of Production and Indexes of Domestic Disappearance of Construction Materials, By Lumber, Other Construction Materials and Total, Canada, 1945 — June, 1954.....	65
42. Production of Selected Building Materials, Canada, 1945 — June, 1954.....	66
43. Sales and Stocks of Selected Building Materials, Canada, 1949 — June, 1954.....	71
44. Imports of Selected Building Materials, Canada, 1945 — June, 1954.....	74
45. Exports of Selected Building Materials, Canada, 1945 — June, 1954.....	77
46. Production of Selected Iron and Steel Building Materials, Canada, 1945 — June, 1954.....	79
47. Sales and Stock of Selected Iron and Steel Building Materials, Canada, 1949 — June, 1954.....	80
48. Imports and Exports of Selected Iron and Steel Building Materials, Canada, 1945 — June, 1954.....	81
49. Employment and Weekly Payrolls in the Building Material Industry, Canada, 1946 — July, 1954.....	82
50. Non-Seasonal Layoffs in the Building Material Industry, Number of Establishments, and Number of Employees by Reason for Layoff, Canada, March, 1948 — July, 1954.....	83
51. Strikes and Lockouts in the Building Material Industry, Canada, 1945 — June, 1954.....	84

Building Labour

52. Employment, Unemployment, and the Labour Force by Industry, Construction, Non-Agricultural and All Industries, Canada, 1945 — July, 1954.....	85
53. Employment in the Construction Industry, Percentage Distribution of Construction Workers, by Number of Hours Worked per Week, Canada, 1949 — June, 1954.....	86
54. Employment and Weekly Payrolls in the Building Industry and Indexes of Employment in the Building and Non-Agricultural Industries, Canada, 1945 — July, 1954.....	87
55. Number of Hourly Wage Earners, Average and Total Number of Hours Worked per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — July, 1954.....	88
56. Labour Income in the Construction Industry and Total Labour Income, Canada, 1945 — June, 1954.....	89
57. Unfilled Vacancies and Unplaced Applicants in Construction Trades, 1945 — July, 1954.....	90
58. Apprenticeship Training in Construction Trades, By Number in Training and Graduates, Canada, 1946 — June, 1954.....	91
59. Immigration of Construction Workers, By Trade, Canada, 1945 — June, 1954.....	92
60. Strikes and Lockouts in the Building Industry and in All Industries, Canada, 1945 — June, 1954.....	93

TABLE	PAGE
Building Costs	
61. Indexes of Residential Building Material Prices and Composite Indexes of Construction Material Prices, Canada, 1945 — July, 1954.....	94
62. Indexes of Average Hourly Wage Rates in Construction Trades and in All Industries, Canada, 1946 — July, 1954.....	95
63. Composite Indexes of Wage Rates and Material Prices in the Construction Industry with Wholesale Prices of all Commodities, 1945 — July, 1954.....	96
64. Consumer Price Index with Sub-Indexes of Rent, Home Ownership and Shelter Cost, Canada, 1945 — July, 1954.....	97
65. Estimated Cost of Dwellings Financed under the National Housing Acts by Type of Dwelling, Canada, 1953, and First and Second Quarters, 1954.....	98
66. Estimated Cost of Single 1-Storey Dwellings Financed Under the National Housing Acts by Type of Cost, Canada, 1947 — June, 1954.....	99
67. Percentage Distribution of New Completed Dwellings by Number of Months Under Construction and Average Number of Months under Construction, by Month of Completion, Canada, 1946 — July, 1954.....	100
Building Industry	
68. Bankruptcies in the Construction Industry, Building Material Industries and in all Industries, Canada, 1945 — June, 1954.....	101
69. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Eighty-Two Industrial Companies, Canada, 1945 — July, 1954.....	102

LIST OF CHARTS

FIGURE	PAGE
1. New Dwellings Started by Months, Canada, 1952 — August, 1954.....	12
2. Production of Twelve Selected Building Materials, Canada, Quarterly, 1950 — June, 1954.....	19
3. Indexes of Residential Material Prices, Wage Rates of Construction Workers and Combined Index of Material Prices and Wage Rates, Canada, January, 1951 — July, 1954.....	20

PART I— SUMMARY

SECTION 1.—House Building Activity

(See Tables 1-20)

Starts of new dwellings, delayed by the wet spring and the changeover in housing legislation, showed a marked increase over 1953 levels in June, July and August. As a result, starts in the first eight months of 1954 were 3 per cent higher than those in the corresponding months of 1953.

While the demand for new housing was supported by higher personal incomes and a higher rate of net family formation, the immediate stimulus was provided by the terms of the National Housing Act, 1954. The lower down-payments, longer terms and higher maximum loan amounts widened the asset and income range of potential borrowers under the Act. Not only was the number of potential borrowers of mortgage funds increased but the supply of funds was larger. This resulted in part from participation by the banks in mortgage lending under the new Act and in part from easier supply conditions in the capital market as a whole.

In the first eight months of 1954 starts of new dwelling units, excluding conversions, numbered 71,567 compared to 69,463 in the corresponding period of 1953. Since publicly-initiated starts were down from 1953 to 1954, the increase in privately-initiated starts was greater than the overall increase, rising by 4 per cent from 68,303 to 71,055 units.

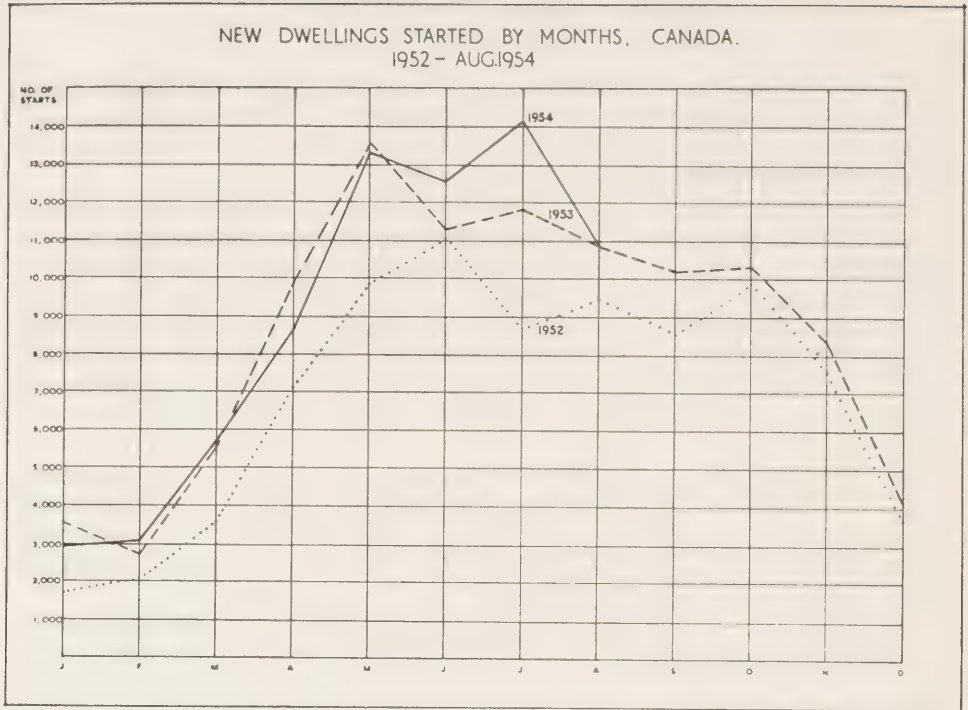
Completions of new dwelling units, excluding conversions, were up by 9 per cent from 53,764 in the first eight months of 1953 to 57,672 in the first eight months of 1954. This higher level of completions reflects the larger number of dwellings under construction at the beginning of 1954 than the year before.

While the overall increase in housing starts indicates a high level of demand, this demand is not as broadly based geographically as in the past. Considerable strength is shown in some centres but in the majority starts were fewer than in 1953. The increase in starts for the whole of Canada was less than that for Toronto alone. In centres of 5,000 population and over, other than Toronto, starts were down by 3 per cent from 46,507 in the first eight months of 1953 to 45,152 in the first eight months of 1954. In areas outside these centres starts showed little change in the earlier part of 1954 compared with 1953 but in the last three months some moderate pick-up is indicated.

Publicly-Assisted House Building

Starts of all dwellings financed with some form of public-assistance increased from 15,646 in the first six months of 1953 to 17,500 in the first six months of 1954. In the 1953 period these starts, comprising publicly-initiated dwellings and those privately-initiated dwellings for which some measure of public assistance was provided, comprised 33 per cent of all starts while in the 1954 period they represented 38 per cent of the total. Most of the privately-initiated dwellings financed with public assistance during the period were financed under the National Housing Acts, either by means of joint loans under the old Act or insured loans under the new one. Some housing construction was assisted by direct loans under the National Housing Acts, the Veterans' Land Act and the Canadian Farm Loan Act. Guarantees were provided under the Farm Improvement Loans Act. More detail about the particular forms of assistance to the privately-initiated sector is given in Section 2.

FIGURE 1



Type of Initiation

Privately-initiated dwelling starts increased from 45,750 in the first half of 1953 to 46,135 in the first half of 1954. These starts represented 99.4 per cent of the total program in 1954 compared to 97.9 per cent in 1953.

Starts of dwellings which were publicly-initiated declined from 996 in the first half of 1953 to 263 in the first half of 1954. The decline reflects decreased activity under all programs. Starts of dwellings under Federal-provincial rental housing and land assembly agreements numbered 104 in the first six months of 1954 compared to 423 in the corresponding period of 1953. These agreements are provided for in the National Housing Act, 1954, as in the earlier legislation. Under the armed services married quarters program, starts were down from 388 in the first half of 1953 to 94 in the first half of 1954.

Investment in New Residential Construction

Investment in new residential construction in the second quarter of 1954 continued to represent a larger proportion of total investment than in the corresponding period of 1953. While all other of the main components of gross domestic investment declined from the second quarter of 1953 to that of 1954, investment in new residential construction remained about the same.

The value of new residential construction, including major improvements and alterations, amounted to \$281.7 million in the second quarter of 1954 compared to \$279.7 million in the corresponding period of 1953. On a seasonally adjusted basis, this represents a small decline from the first to the second quarters of 1954. This seasonal decline reflects the delay resulting from the weather and the change in housing legislation. Expenditures resulting from the increase

in housing starts, which became apparent towards the end of the second quarter, will increase substantially in the third quarter of the year.

The small increase in investment in new residential construction reflects a decline in publicly-initiated construction and an increase of 4 per cent in privately-initiated construction. The value of publicly-initiated housing construction declined from \$10.6 million in the second quarter of 1953 to \$4.2 million in the second quarter of 1954. This decline was largely the result of decreased expenditures under the armed service married quarters program. Expenditures under this program were down from \$6.1 million to \$1.5 million. Under the veterans' rental housing program, expenditures totalled \$6,653 compared to \$678,267 in the corresponding period of 1953. Expenditures under the Federal-provincial rental housing and land assembly agreements increased slightly from \$2.8 million to \$2.9 million.

The rise, from the second quarter of 1953 to that of 1954, in privately-initiated investment in new housing was accompanied by declines in other types of private investment. Non-residential construction was down from \$417 million to \$393 million while investment in new machinery and equipment declined from \$549 million to \$524 million. As a result, the proportion of private investment in new housing to gross domestic investment, excluding changes in farm inventories, went up from 19.3 per cent in the second quarter of 1953 to 23.1 per cent in the second quarter of 1954.

The decline in gross domestic investment, and in government expenditures, was largely offset by an increase of 3 per cent in personal expenditures on goods and services. These expenditures, together with lower imports, were sufficient to bring about a small increase, from \$5,789 million to \$5,837 million, in gross national expenditure between the second quarters of 1953 and 1954. However, with a considerably smaller crop this year, as compared with 1953, on a seasonally adjusted basis gross national expenditure was at an annual rate of \$23,924 million or 1 per cent below the rate of \$24,096 million in the corresponding quarter of 1953.

SECTION 2.—Real Estate Lending

(See Tables 21-36)

Mortgage funds continued to be in good supply in the second quarter of the year. Reduced demand for long-term funds for purposes other than mortgage loans together with a continued flow of funds seeking investment outlets contributed to the easier conditions, compared to 1953, in the mortgage market. These conditions resulted in increased mortgage lending by the lending institutions, comprising life and fire insurance companies, trust and loan companies and fraternal benefit societies. In addition, the entry of the chartered banks and the Quebec savings banks to mortgage lending under the National Housing Act, 1954, provided a broader base for the supply for mortgage funds. The lending institutions, together with the banks, approved mortgage loans to the value of \$251 million in the second quarter of 1954. This represents an increase of 46 per cent from the \$171 million approved in the second quarter of 1953, when the chartered banks were not engaged in the mortgage lending field.⁽¹⁾

(1) While the chartered banks were admitted to the mortgage lending field for the first time under the National Housing Act, 1954, the Quebec savings banks had been permitted to make conventional mortgage loans since 1948.

Most of the increase was in loans for new residential construction, both conventional loans and loans insured under the National Housing Act, 1954. Loans under the Act, however, did not show significant increases over 1953 operations until June. When these increases did appear, they were very marked. In the three month period, June to August, the value of loans made by approved lenders under the Act was 139 per cent higher than the value of joint loans approved in the corresponding months of 1953.

With increased lending, under the Act, by approved lenders, direct mortgage lending operations by the government were at a lower level in the second quarter of 1954 than in the second quarter of 1953.

Conventional Institutional Lending

The value of conventional mortgage loans made by the lending institutions in the second quarter of 1954 was \$138 million, 59 per cent higher than in the second quarter of 1953. This was in contrast to the first quarter when the value of these loans was down from the year before by 17 per cent.

The second quarter increase was in loans for new residential construction the value of which amounted to \$66 million compared to \$23 million in the corresponding period of 1953. The increase was due in part to the low level of mortgage lending under the new National Housing Act, 1954, in April and May, associated with the unfamiliarity of the provisions of the new Act. The increase in conventional lending was not evenly distributed across the country. The number of dwellings in Quebec approved for loans under the National Housing Act, 1954, declined but there was a corresponding increase, in the province, in conventional lending.

Conventional mortgage loans made by the lending institutions on the security of existing non-farm property were up from \$42 million in the second quarter of 1953 to \$52 million in the second quarter of 1954. Loans on farm property and loans for new non-residential property showed little change.

The National Housing Acts

The value of loans made under the National Housing Acts in the first eight months of 1954 amounted to \$317 million, 52 per cent more than in the first eight months of 1953. Of the loans made in the 1954 period, \$81 million related to loans under the old Act and \$236 million to loans under the new Act.

The activity under the new Act, from March 22 to the end of August, represented an increase of 47 per cent over the value of loans made under the old Act in the corresponding period of 1953. The increase in the number of dwelling units to which the loans related was less than the value increase, rising by 19 per cent from 21,074 to 24,251 units. The difference was due to a larger average loan per dwelling under the new Act, \$9,360 compared to \$7,500 under the old Act in the corresponding months of 1953. Higher maximum loan amounts and higher loan-to-value ratios authorized under the new Act were largely responsible for the rise in the average loan per dwelling though part was the result of a larger proportion of single-family dwellings being financed under the new Act.

Loans for Home Ownership

The increase in loans under the new Act was in loans for dwellings for home-ownership. These loans, in terms of dwelling units, represented 89 per cent of the total compared to 69 per cent under the old Act in the previous year. This change reflects the stimulus to demand from prospective home-owners resulting from the provisions of the new Act. Lower downpayments and the extension of the period for which loans are made have widened the band of potential home purchasers while the admission of the banks to mortgage lending under the Act has improved the facilities for borrowing funds under the Act particularly in the smaller centres of population.

Loans by Approved Lenders

Approved lenders made loans under the National Housing Act, 1954, to the value of \$113 million in the second quarter of 1954. Of this total, \$45 million represented loans by the banks while other approved lenders made loans amounting to \$68 million. In the second quarter of 1953, when the banks were not engaged in mortgage lending, approved lenders made joint loans under the old Act to the value of \$84 million. The decline in the value of loans made under the National Housing Acts by approved lenders other than the banks reflects the withdrawal of the government share of joint loans under the old Act and not a decline in commitments of the funds of the approved lenders. There was in fact a slight increase in these commitments, from \$63 million in the second quarter of 1953 to \$68 million in the corresponding months of 1954.

Corporation Loans

Corporation loans under the new Act were down from those of the previous year under the old Act. In the second quarter of 1954, corporation loans were approved for 328 dwelling units compared to 1,677 units in the second quarter of 1953.

The Central Mortgage and Housing Corporation made direct loans in respect of 65 dwelling units for which funds from approved lenders were not available. In the corresponding months of 1953 such loans were made for 1,427 dwelling units. Most of this decline was in loans for rental guarantee projects but it reflects also the increased availability of funds from approved lenders and the wider regional coverage provided by the participation of the banks in lending under the new Act.

Loans at low rates of interest were made to limited dividend housing corporations for 240 dwelling units in the second quarter of 1954 compared to 184 units in the corresponding months of 1953. These loans are designed to make possible the construction of low-rental housing accommodation by corporations sponsored by municipalities, service clubs, labour and employer organizations and others. Under the new and old Acts together, loans of this type were approved for a total of 492 dwelling units in the first six months of 1954.

The Veterans' Land Act

The Veterans' Land Act provides for financial assistance to veterans in the acquisition of farms, small holdings and houses in rural, semi-rural or suburban areas, whether the properties are new or already in existence. The Act also provides for the refinancing of existing encumbrances on farm property owned

by veterans. As a result of this assistance 19,000 new dwellings had been started and 17,000 completed in the period 1943 to June 1954. Of these dwellings, 418 were started and 401 completed in the second quarter of 1954.

Royal assent was given to an amendment⁽¹⁾ to the Veterans' Land Act on June 26th, 1954. The amendment provides, among other things, for financial and technical assistance to eligible veterans borrowing mortgage funds under the National Housing Act, 1954. The assistance is designed for those veterans planning to construct their own homes. The veteran, in order to obtain the assistance provided by the amendment to the Act, must have obtained approval of a loan under the National Housing Act, 1954, for his proposed dwelling. He must also have turned over the title to, or paid the Director of the Veterans' Land Act for, a suitable lot. If the land is valued at less than \$800 the difference must be made up by the veteran in cash. When these conditions are satisfied the Director may make construction advances to the veteran up to a maximum of \$8,000. No interest charges are made on these advances. On completion of the dwelling the Director is repaid from the mortgage loan made under the National Housing Act, 1954, and the title to the property passes to the veteran. All legal charges arising from the transfer of the title to the property and the arrangement of the mortgage loan are paid by the Director. In addition, the Director is authorized to conduct training classes in construction techniques for veterans, to provide house and landscaping plans and to give technical supervision during construction. An insurance fee of 2 per cent is charged the veteran on the mortgage loan.

Canadian Farm Loan Act

The Canadian Farm Loan Act, administered by the Canadian Farm Loan Board, provides for long term credit to farmers. This credit includes mortgage loans for the construction of new farm houses and the repair of existing structures. In the second quarter of 1954, 19 loans were approved for new construction and 15 loans for improvements to existing houses. The total value of these loans amounted to \$70,000.

Farm Improvement Loans Act

The Farm Improvement Loans Act provides for guarantees of medium term loans to farmers. In the second quarter of 1954, 156 guarantees were approved for loans for residential construction work and 358 guarantees for loans for alterations and improvements to existing structures. The value of these loans amounted to \$344,000 and \$363,000 respectively.

Quebec Housing Act⁽²⁾

The Government of the Province of Quebec provides, through the Quebec Farm Credit Bureau, a subsidy on mortgage interest charges on approved mortgage loans borrowed by residents of the province. This subsidy is paid on interest charges in excess of 3 per cent on single family dwellings and duplexes. Loans under the National Housing Act, 1954, are not approved for the subsidy. In the second quarter of 1954, the bureau approved 1,800 applications for the subsidy. These approvals involved a total commitment by the province of \$3.4 million, an average of \$1,886 per loan. In the corresponding period of 1953, 862 applications were approved for an average of \$2,155 per loan.

(1) *Statutes of Canada*, Chapter 66, 1953-1954.

(2) An Act to Improve Housing Conditions, Chapter 6, 12 George VI. *Statutes of the Province of Quebec*, as amended.

SECTION 3.—Population and Income

(See Tables 37-40)

Despite slightly lower levels of employment, personal income in the second quarter of 1954 continued higher than the year before. Net family formation did not show as marked a seasonal upswing from the first to the second quarter of the year as in 1953 but nevertheless was higher in the first six months of 1954 than in the corresponding period of 1953. These factors, together with the easier terms to borrowers under the new National Housing Act, contributed to the high level of demand for new housing in the second quarter of 1954.

Net Family Formation

In the second quarter of 1954, the number of families in Canada increased by 20,700. While this increase was smaller than that of the second quarter of 1953, when the number of families increased by 21,400, the total increase for the first six months of 1954 was 9 per cent higher than in the corresponding period of 1953. The lower rate of net family formation in the second quarter of 1954, compared to the corresponding period of 1953, was due to a smaller number of marriages, 27,600 compared to 29,500. This trend continued in July and August when marriages numbered 28,500 compared to 31,700 in the corresponding months of 1953.

Births, which affect the need and demand of families for separate living accommodation, totalled 287,306 in the first eight months of 1954 compared to 268,648 in the corresponding period of 1953.

Income and Employment

While the seasonal increase in employment from the first to the second quarter of 1954 was greater than in 1953, the number of workers employed in the second quarter of the year was 1 per cent below the level of 1953. Despite the lower level of employment, and a decline in the average number of hours worked, labour income in the second quarter was higher than the year before. This increase was due to a rise in average hourly wage rates, particularly in non-durable goods manufacturing. In addition to gains in wages and salaries, other elements of personal income increased. Investment income, government transfer payments and the net income received by farm operators were all higher, and personal direct taxes were lower, than in the corresponding period of 1953. As a result, personal disposable income was 5.4 per cent higher in the second quarter of 1954 than the year before.

SECTION 4.—Building Materials

(See Tables 41-51)

The production of lumber in the second quarter of 1954 continued below 1953 levels while the production of other building materials increased. Sales were generally higher than in the corresponding period of 1953 but not so high as to bring about any substantial decline in inventories which continued high at the end of the quarter.

The index of production of lumber in the second quarter of the year showed a monthly average of 113.6 compared to 128.6 in the corresponding period of 1953. The production of sawn lumber was down from 1,900 to 1,680

million feet while the production of hardwood flooring and wood fibre building board was up.

For materials other than lumber, the index of production averaged 120.2 in the second quarter of 1954 compared to 117.1 in the second quarter of 1953. This higher level of production represents a seasonal increase greater than that which took place in the corresponding period of 1953. Among the more significant increases in production were those of gypsum products and cement pipe and tile. The production of gypsum wallboard went up from 61.7 million square feet in the second quarter of 1953 to 72.6 in the second quarter of 1954, while gypsum lath increased from 65.6 to 74.0 million square feet. While overall production was higher than in the previous year, the production of some types of materials was down. In this category were most types of plumbing and heating equipment.

Sales of most types of building materials were slightly higher in the second quarter of 1954 than in the corresponding period of 1953. Exceptions to this were sales of electric hot water tank heaters, domestic heating boilers and concrete blocks.

With production higher and sales showing only moderate increases, inventories continued high at the end of the second quarter. This was particularly the case for domestic heating boilers, gypsum wall-board and lath, and concrete blocks.

SECTION 5.—**Building Labour**

(See Tables 52-60)

Employment in the construction industry increased more than seasonally between the first and second quarters of 1954, but remained below the levels of 1953. The lower levels of employment in the industry in 1954 reflect the reduced volume of investment in non-residential construction.

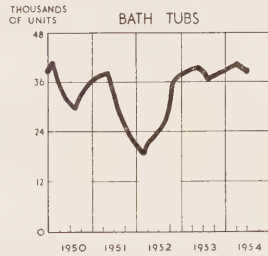
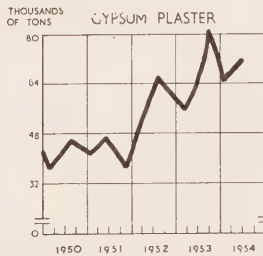
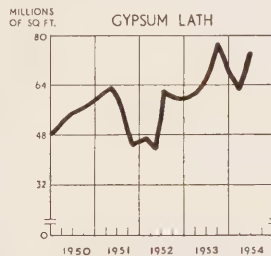
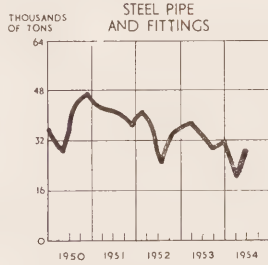
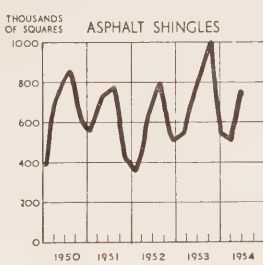
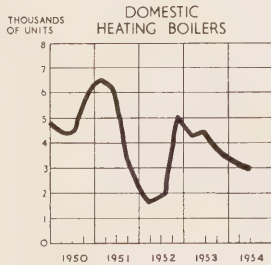
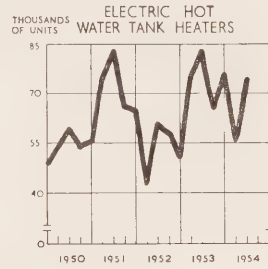
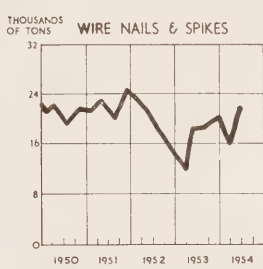
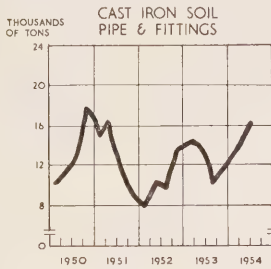
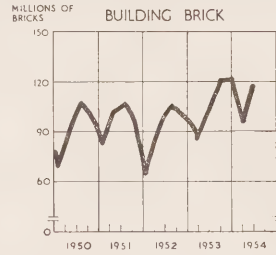
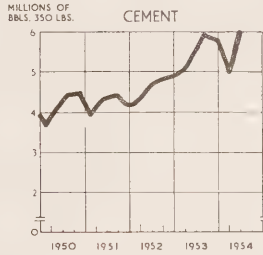
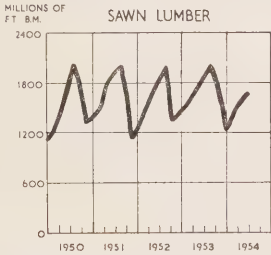
In the second quarter of 1954, employment in the construction industry was 5 per cent below that of the second quarter of 1953. This marks an improvement on the first quarter situation when employment was 11 per cent below the 1953 level. With employment down and with a larger labour force, the number of workers in the construction industry who were unemployed increased from a monthly average of 23,000 in the second quarter of 1953 to an average of 34,000 in the second quarter of 1954.

The average number of hours worked by employees in the building industry was 39.2 hours in the second quarter of 1954 compared to 40.8 hours in the corresponding period of 1953. The decline was due in part to the delays in building resulting from the wet weather in April and May. The shorter work week during the period was sufficient to offset the 4 per cent increase in average hourly wage rates. As a result, average weekly earnings in the industry declined from an average of \$64.16 in the second quarter of 1953 to \$63.88 in the second quarter of 1954. In the first quarter of 1954, average weekly earnings were \$61.72. The lower average weekly earnings in the building industry, together with lower employment levels, resulted in a decline in aggregate weekly payrolls in the industry from \$8,750 million to \$8,600 million between the second quarters of 1953 and 1954.

— FIGURE 2 —

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1950 - 1954.



Additions to the Supply of Construction Workers

The immigration of skilled construction workers continued higher in the second quarter of 1954 than in the corresponding period of 1953, 3,700 workers entering Canada compared to 2,551 in the previous year. There were increases in all trades with the exception of that of sheet metal workers. Immigration of unskilled construction workers declined from 411 to 208.

The number of apprentices under the Federal-provincial program increased from 5,767 in the first quarter of 1954 to 6,191 in the second quarter. The number of journeymen graduating fell off from 283 to 210.

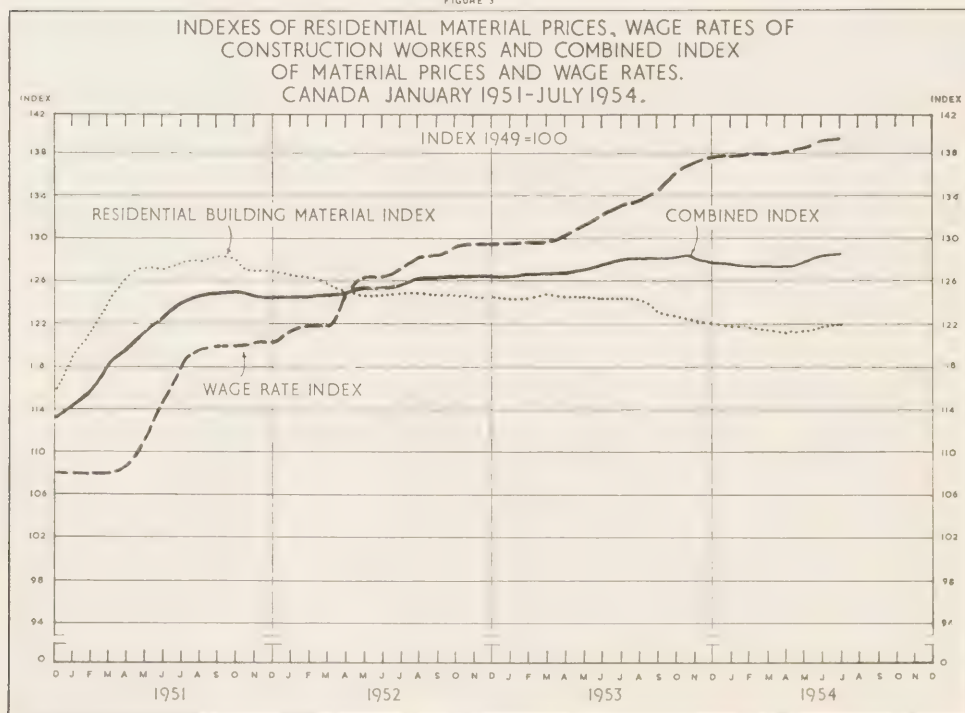
SECTION 6.—Building Costs

(See Tables 61-67)

With increased demand for building materials and labour in June and July, resulting from the upswing in housing starts and to some extent from the demand for lumber from abroad, building costs increased in these months.

The increase, while small, was the first for six months. From a monthly average of 127.6 in the first five months of the year, the composite index of residential building materials and wage rates of workers in the construction industry increased to 128.4 in June and to 128.6 in July. In the corresponding months of 1953, the index was 127.3 and 128.0. Both the prices of building materials and wage rates contributed to the upward movement of the combined index. Despite the increases during the period under review, the monthly average of building material prices and wage rates in the first seven months of

FIGURE 3



1954, at 127.8, was only slightly higher than the average of 126.9 in the corresponding months of 1953.

After 14 months of falling prices, the index of prices of residential building materials showed an increase from 121.0 in May to 121.7 in June, and 122.0 in July. The increase was largely the result of higher prices for lumber. The price index of lumber went up from 123.3 in May to 124.3 in June and 124.9 in July. The increase in lumber prices was the result partly of a lower volume of production in the second quarter of the year and partly of an increase in exports of lumber. The rise in exports was related to a lumbermen's strike on the West Coast of the United States and the requirements of the housing program in that country. Apart from lumber, price increases were also shown for roofing materials, the price index of these rising from an average of 116.2 in the first quarter of the year to 117.8 in the second quarter. The prices of paint, glass and electrical equipment and fixtures, also increased. For the seven month period as a whole, the monthly average of the index of building material prices at 121.4 was nearly 3 per cent below that of the corresponding period of 1953 when the index averaged 124.6.

The index of wage rates in the construction industry, which had shown little change in the first four months of the year, increased in May and June. The index went up from a monthly average of 138.0 in the first quarter of the year to 138.9 in the second quarter with increases in all trades, the corresponding figures for 1953 were 129.8 and 131.0.

The rise in costs of residential building materials and wage rates was reflected in an increase in the applicants' estimated construction costs of dwellings financed under the National Housing Acts. The construction cost per square foot for bungalows went up from \$9.64 in 1953 to \$9.74 in the second quarter of 1954. For 1½ storey houses, finished, the increase was from \$8.26 to \$8.72 and for 2-storey dwellings from \$8.41 to \$9.16.

While construction costs were somewhat higher in the second quarter of 1954 than in 1953, the increase in the cost of land was much larger. For 1½-storey dwellings, finished, the average cost of land was up from \$1,241 in 1953 to \$1,617 in the second quarter of 1954. For bungalows, the most common type of dwelling financed under the Act, the cost of land at \$1,628 was 38 per cent higher than in 1953 when the cost was \$1,179. Since 1947 the average cost of land for bungalows financed under the National Housing Acts has risen by 211 per cent from \$523 in 1947 to \$1,628 in the second quarter of 1954. The increase in average construction costs per square foot over the same period, and for the same dwellings, has been 46 per cent, from \$6.91 to \$9.74.

SECTION 7.—Building Industry

(See Tables 68-69)

Bankruptcies

While bankruptcies in the construction industry and in the building materials industry during the first six months of 1954 were higher than in the corresponding period of the previous year, bankruptcies in other industries showed a much larger increase.

In the construction industry there were 79 bankruptcies in the first six months of 1954, with average defaulted liabilities of \$30,000. During the corresponding period of 1953, bankruptcies in the industry numbered 69 with average defaulted liabilities of \$26,000.

Bankruptcies in the building material industry in the first six months of 1954 totalled 38 compared to 16 in the corresponding period of 1953. Defaulted liabilities were down from an average of \$47,000 to \$26,000.

Common Stock Prices

The index of stock prices for sixteen building material companies increased in the first seven months of 1954, rising by 20 per cent from 280.9 in December 1953 to 337.1 in July 1954. This increase is slightly higher than the rise in the index of prices of the stock of 82 industrial companies. This index stood at 199.3 in July 1954, 19 per cent higher than the December 1953 figure of 167.4.

PART II— TABULAR MATERIAL

Section 1. House Building Activity

TABLE 1. NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,⁽¹⁾ 1945 — AUGUST, 1954.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
1953	106,233	100,663	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	98,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	43,219
1952	83,246	73,087	55,689
1953			
1st Quarter	11,930	18,392	49,232
2nd Quarter	34,816	21,099	62,791
July	11,834	6,828	68,216
August	10,883	7,445	71,522
September	10,208	8,643	73,055
3rd Quarter	32,925	22,916	—
4th Quarter	22,738	34,432	59,923
Total, 1953	102,409	96,839	—
1954			
January	2,983	8,315	54,248
February	3,057	6,116	51,127
March	5,682	5,896	51,070
1st Quarter	11,722	20,327	—
April	8,692	6,774	52,978
May	13,398	8,423	57,816
June	12,586	6,047	64,262
2nd Quarter	34,676	21,244	—
July	14,191	8,383	69,874
August	10,978	7,718	72,150

(1) Excluding Yukon and Northwest Territories for the whole period and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 105).

(3) Estimated.

(4) Not available.

**TABLE 2. DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES,
ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER,
CANADA,⁽¹⁾ 1949 — JUNE, 1954.**

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1949				
1st Quarter	8,490	17,992	79,345	86,296
2nd Quarter	32,158	21,973	87,486	97,917
3rd Quarter	27,972	23,527	88,019	92,017
4th Quarter	21,889	24,741	102,136	77,870
Total, 1949	90,509	88,233	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	26,302	84,713	72,823
4th Quarter	21,206	18,445	99,621	83,545
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,767	89,430
2nd Quarter	34,816	21,099	96,232	94,289
3rd Quarter	32,925	22,916	105,011	90,533
4th Quarter	22,738	34,432	106,961	106,924
Total, 1953	102,409	96,839	—	—
1954				
1st Quarter	11,722	20,327	121,000	99,919
2nd Quarter	34,676	21,244	96,164	94,866

(1) Including Newfoundland from 1949.

TABLE 3. NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — AUGUST, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952							
1st Quarter	6,224	264	6,488	614	166	780	7,102
2nd Quarter	21,288	1,560	22,848	3,093	2,082	5,175	25,941
3rd Quarter	19,959	1,547	21,506	3,646	1,597	5,243	25,152
4th Quarter	15,972	1,427	17,399	2,785	1,022	3,807	20,184
Total, 1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661
1954							
January	2,927	—	2,927	5	51	56	2,932
February	2,881	108	2,989	68	—	68	3,057
March	5,459	121	5,580	102	—	102	5,682
1st Quarter	11,267	229	11,496	175	51	226	11,671
April	7,648	413	8,061	583	48	631	8,644
May	9,228	1,608	10,836	2,181	381	2,562	13,017
June	9,433	1,242	10,675	1,307	604	1,911	11,982
2nd Quarter	26,309	3,263	29,572	4,071	1,033	5,104	33,643
July	10,462	1,229	11,691	1,950	550	2,500	13,641
August	8,635	470	9,105	1,445	428	1,873	10,550

TABLE 4. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — AUGUST, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952							
1st Quarter	10,928	562	11,490	1,363	213	1,576	12,853
2nd Quarter	11,658	981	12,639	2,409	226	2,635	15,048
3rd Quarter	12,260	1,554	13,814	1,788	2,843	4,631	15,602
4th Quarter	19,500	1,475	20,975	4,063	1,264	5,327	25,038
Total, 1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
Total, 1953	73,375	6,851	80,226	13,056	3,557	16,613	93,282
1954							
January	7,073	480	7,553	535	227	762	8,088
February	5,131	237	5,368	583	165	748	5,951
March	5,051	278	5,329	383	184	567	5,712
1st Quarter	17,255	995	18,250	1,501	576	2,077	19,751
April	5,997	94	6,091	532	151	683	6,623
May	6,546	319	6,865	1,353	205	1,558	8,218
June	5,165	502	5,667	206	175	381	5,873
2nd Quarter	17,708	915	18,623	2,091	531	2,622	20,714
July	6,542	756	7,298	950	135	1,085	8,248
August	6,188	576	6,764	800	154	954	7,564

**TABLE 5. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947—AUGUST, 1954.**

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952					
1st Quarter	10,034	954	0	2,078	13,066
2nd Quarter	11,395	1,294	6	2,579	15,274
3rd Quarter	14,215	1,382	23	2,825	18,445
4th Quarter	20,323	1,684	70	4,225	26,302
Total, 1952	55,967	5,314	99	11,707	73,087
1953					
1st Quarter	13,498	1,032	25	3,837	18,392
2nd Quarter	13,692	2,198	99	5,110	21,099
3rd Quarter	16,626	1,646	107	4,537	22,916
4th Quarter	25,100	2,838	141	6,353	34,432
Total, 1953	68,916	7,714	372	19,837	96,839
1954					
January	5,552	568	29	2,166	8,315
February	4,420	340	147	1,209	6,116
March	3,989	354	87	1,466	5,896
1st Quarter	13,961	1,262	263	4,841	20,327
April	4,764	408	68	1,534	6,774
May	5,326	514	28	2,555	8,423
June	4,266	350	13	1,418	6,047
2nd Quarter	14,356	1,272	109	5,507	21,244
July	6,027	414	158	1,784	8,383
August	5,408	552	20	1,738	7,718

TABLE 6. DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950 — JULY, 1954.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed ⁽¹⁾ Dwellings Unsold for 3 months or less as a Percentage of Total Completions	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952	642	60	269	25	161	15	1,072	7.4	3.8
1953									
January	371	69	81	15	86	16	538	3.1	3.4
February	399	71	71	13	89	16	559	3.7	3.3
March	268	59	117	25	72	16	457	3.0	4.0
April	260	55	140	30	72	15	472	3.1	3.9
May	321	67	111	23	46	10	478	3.9	3.3
June	295	70	67	16	58	14	420	3.6	3.2
July	271	70	51	13	66	17	388	3.0	3.2
August	285	68	81	19	52	13	418	3.1	3.1
September	305	68	89	20	56	12	450	3.3	3.1
October	325	67	103	21	58	12	486	3.5	3.4
November	430	73	89	15	72	12	591	3.9	3.2
December	488	77	89	14	57	9	634	3.7	3.0
Annual Average	335	68	91	19	65	13	491	3.4	3.2
1954									
January	548	73	120	16	82	11	750	3.9	3.1
February	534	70	138	18	88	12	760	4.1	3.2
March	471	65	173	24	85	11	729	4.2	3.4
April	418	57	211	29	101	14	730	4.4	2.3
May	375	55	201	29	111	16	687	4.1	3.8
June	441	63	170	24	92	13	703	4.4	3.5
July	442	49	355	39	107	12	904	4.2	3.9

(1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

TABLE 7. NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT ASSISTANCE, CANADA, 1949 — JUNE, 1954.

Period	Publicly-Initiated Housing	Privately-Initiated Housing			Total Housing
		With Government Assistance (1)	Without Government Assistance	Total Privately-Initiated Housing	
1949.....	7,993	27,231	55,285	82,516	90,509
1950.....	4,799	39,753	47,979	87,732	92,531
1951.....	2,219	23,723	42,637	66,360	68,579
1952.....	4,958	29,343	48,945	78,288	83,246
1953					
1st Quarter.....	376	4,926	6,628	11,554	11,930
2nd Quarter.....	620	9,724	24,472	34,196	34,816
3rd Quarter.....	612	9,967	22,346	32,313	32,925
4th Quarter.....	247	8,440	14,051	22,491	22,738
Total, 1953.....	1,855	33,057	67,497	100,554	102,409
1954					
1st Quarter.....	69	6,572	5,081	11,653	11,722
2nd Quarter.....	194	10,599	23,883	34,482	34,676

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.

TABLE 8. PUBLICLY-INITIATED HOUSING, DWELLINGS STARTED AND COMPLETED, CANADA, 1949 — JUNE, 1954⁽¹⁾.

Period	Federal-Provincial Housing	Veterans' Rental Housing	Married Quarters for Armed Services	Other Public Housing	Total Public Housing
<i>Starts</i>					
1949	—	4,916	2,936	141	7,993
1950	140	1,023	3,436	200	4,799
1951	191	8	1,806	214	2,219
1952	1,427	508	2,759	264	4,958
1953					
1st Quarter	127	27	182	40	376
2nd Quarter	296	—	206	118	620
3rd Quarter	373	—	142	97	612
4th Quarter	110	—	96	41	247
Total, 1953	906	27	626	296	1,855
1954					
1st Quarter	41	—	3	25	69
2nd Quarter	63	—	91	40	194
<i>Completions</i>					
1949	—	7,804	1,751	149	9,704
1950	—	3,841	2,953	200	6,994
1951	140	707	2,639	155	3,641
1952	426	294	3,163	370	4,253
1953					
1st Quarter	375	143	1,224	95	1,837
2nd Quarter	316	181	737	43	1,277
3rd Quarter	530	98	427	46	1,101
4th Quarter	311	11	459	57	838
Total, 1953	1,532	433	2,847	241	5,053
1954					
1st Quarter	271	—	309	38	618
2nd Quarter	188	—	112	25	325

(1) Dwellings in remote areas are excluded.

TABLE 9. FEDERAL-PROVINCIAL HOUSING OPERATIONS
UNDER THE NATIONAL HOUSING ACTS, CANADA,
1950 — JUNE, 1954.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951	3	443	191	140	—
1952	21	1,564	1,427	426	—
1953					
January	—	—	26	55	1,163
February	—	—	1	171	993
March	—	—	100	149	944
1st Quarter	—	—	127	375	—
April	1	100	94	84	954
May	—	—	96	77	973
June	1	40	106	155	924
2nd Quarter	2	140	296	316	—
July	2	254	131	221	834
August	3	74	60	176	718
September	2	75	182	133	767
3rd Quarter	7	403	373	530	—
October	1	50	69	125	711
November	1	28	11	88	634
December	—	—	30	98	566
4th Quarter	2	78	110	311	—
Total, 1953	11	621	906	1,532	—
1954					
January	—	—	25	104	501
February	1	26	8	123	372
March	—	—	8	44	336
1st Quarter	1	26	41	271	—
April	1	30	12	71	275
May	—	—	1	50	228
June	—	—	50	67	186
2nd Quarter	1	30	63	188	—
Total, 1950 — June, 1954	38	2,684	2,768	2,557	—

**TABLE 10. FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER THE NATIONAL HOUSING ACTS,
CANADA, 1950 — JUNE, 1954.**

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952				
1st Quarter	2	28	187	—
2nd Quarter	1	301	2,170	—
3rd Quarter	3	548	1,539	—
4th Quarter	1	95	475	—
Total, 1952	7	972	4,371	418 ⁽²⁾
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
1954				
1st Quarter	—	—	—	93
2nd Quarter	—	—	—	275
Total, 1950 — June 1954 ⁽³⁾	25	2,326 ⁽⁴⁾	11,628 ⁽⁴⁾	1,903

(1) Includes acceptances of offers to purchase.

(2) Quarterly data not available.

(3) These totals differ from those shown in Table 17 of the *Annual Report C.M.H.C.*, 1953 because of subsequent adjustments in the number of lots available for housing.

(4) These totals do not add up because some projects have been abandoned.

**TABLE II. EXPENDITURES⁽¹⁾ ON FEDERAL-PROVINCIAL HOUSING AND LAND ASSEMBLY OPERATIONS,
UNDER THE NATIONAL HOUSING ACTS, CANADA, 1950 — JUNE, 1954.**
(\$'000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay		Housing	Land Improvement and Other Outlay	Total
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	—	7.0	2,659.0
1952								
1st Quarter	635.5	26.4	661.9	152.6	30.2	30.2	9.2	853.9
2nd Quarter	663.2	27.5	690.7	273.1	5.0	5.0	2.6	971.4
3rd Quarter	2,288.3	86.8	2,375.1	425.8	71.9	71.9	23.7	2,896.5
4th Quarter	4,814.9	208.3	5,023.2	570.6	420.0	420.0	133.4	6,147.2
Total, 1952	8,401.9	349.0	8,750.9	1,422.1	527.1	527.1	168.9	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	245.3	307.0	3,847.4
2nd Quarter	1,973.5	248.8	2,222.3	301.6	332.3	332.3	12.7	2,868.9
3rd Quarter	2,464.1	225.7	2,689.8	477.5	391.5	391.5	34.4	3,593.2
4th Quarter	1,389.2	383.3	1,772.5	793.8	346.0	346.0	131.7	3,044.0
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8	1,315.1	1,315.1	485.8	13,353.5
1954								
1st Quarter	896.1	578.1	1,474.2	1,105.0	70.5	70.5	45.1	2,694.8
2nd Quarter	909.6	403.9	1,313.5	1,446.2	46.3	46.3	140.1	2,946.1

(1) Includes both Federal and Provincial Shares.

TABLE 12. VETERANS' RENTAL HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, ⁽¹⁾ NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, AND EXPENDITURES, CANADA, 1941 — JUNE, 1954.

Period	Number of Dwellings			Expenditures (\$'000)			
	Started	Completed	Under Construction (At End of Period)	Housing	Supplementary Buildings	Land, Improvements and Other Outlay	Total
1941—1945 ⁽²⁾	23,704	18,774	4,930	60,941	13,779	16,671	91,391
1946	6,133	6,997	4,066	34,314	47	2,179	36,540
1947	6,709	5,421	5,354	26,701	21	1,893	28,615
1948	8,199	6,934	6,619	49,180	39	4,165	53,384
1949	4,916	7,804	3,731	38,635	160	3,978 ⁽³⁾	42,773
1950	1,023	3,841	913	12,945	—	3,199 ⁽³⁾	16,144
1951	8	707	204	2,395	—	1,982 ⁽³⁾	4,377
1952	508	294	406	3,351	—	1,475 ⁽³⁾	4,826
1953							
January	—	53	351	33	—	1	34
February	26	36	341	235	—	21	256
March	1	52	290	372	—	32	404
1st Quarter	27	143	—	640	—	54	694
April	—	81	209	179	—	26	205
May	—	59	150	197	—	116	313
June	—	41	109	112	—	48	160
2nd Quarter	—	181	—	488	—	190	678
July	—	62	47	66	—	94	160
August	—	21	26	51	—	99	150
September	—	15	11	12	—	34	46
3rd Quarter	—	98	—	129	—	227	356
October	—	11	—	21	—	49	70
November	—	—	—	—43	—	1,940	1,897
December	—	—	—	6	—	72	78
4th Quarter	—	11	—	—16	—	2,061	2,145
Total, 1953	27	433	—	1,241	—	2,632 ⁽³⁾	3,873
1954							
January	—	—	—	1	—	—	1
February	—	—	—	—	—	2	2
March	—	—	—	5	—	3	8
1st Quarter	—	—	—	6	—	5	11
April	—	—	—	— 1	—	12	11
May	—	—	—	— 28	—	1	— 27
June	—	—	—	13	—	10	23
2nd Quarter	—	—	—	— 16	—	23	7
Total, April, 1941—June, 1954	51,227	51,205	—	229,693	14,046	38,202	281,941

(1) Operations during 1941—1947 conducted by Wartime Housing Limited.

(2) Covers war workers' housing built between April, 1941 and December 31, 1945.

(3) Excluding \$1,255,000 in 1949, \$1,148,000 in 1950, \$740,367 in 1951 and \$140,730 in 1952 and \$111,615 in 1953 recoverable from municipalities.

TABLE 13. ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS
BY CENTRAL MORTGAGE AND HOUSING CORPORATION,⁽¹⁾
NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION,
AND ACTUAL EXPENDITURES, CANADA, 1949 — JUNE, 1954.

Period	Number of Dwellings ⁽²⁾			Actual Expenditures (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Improvements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951	1,432	2,639	2,417	20,465	4,215	24,680
1952						
1st Quarter	359	1,042	1,734	4,638	776	5,414
2nd Quarter	875	568	2,041	3,325	586	3,911
3rd Quarter	1,019	386	2,674	7,566	2,571	10,137
4th Quarter	320	540	2,453	6,420	2,710	9,130
Total, 1952	2,573	2,536	—	21,949	6,643	28,592
1953						
January	5	165	2,293	1,115	428	1,543
February	167	617	1,843	1,181	323	1,504
March	10	375	1,478	1,080	319	1,399
1st Quarter	182	1,157	—	3,376	1,070	4,446
April	64	283	1,259	1,118	400	1,518
May	98	268	1,089	670	176	846
June	44	119	1,014	2,764	989	3,753
2nd Quarter	206	670	—	4,552	1,565	6,117
July	12	209	817	869	330	1,199
August	31	104	744	490	612	1,102
September	99	48	795	855	615	1,470
3rd Quarter	142	361	—	2,214	1,557	3,771
October	70	102	763	1,058	535	1,593
November	27	131	659	629	299	928
December	1	160	500	777	587	1,364
4th Quarter	98	393	—	2,464	1,421	3,885
Total, 1953	628	2,581	—	12,606	5,613	18,219
1954						
January	3	81	478	1,028	340	1,368
February	—	185	293	429	230	659
March	—	43	250	365	134	499
1st Quarter	3	309	—	1,822	704	2,526
April	—	30	220	375	96	471
May	27	61	186	602	53	655
June	64	21	229	268	121	389
2nd Quarter	91	112	—	1,245	270	1,515

(1) The construction operations in respect of the 1949 program of Armed Service Married Quarters are being conducted by the Construction Division, C.M.H.C. on behalf of the Department of National Defence. For progress of 1947 and 1948 program see Table 33, *Housing in Canada*, First Quarter, 1952, p. 69.

(2) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by Defence Construction (1951) Limited.

**TABLE 14. EXPENDITURES ON NEW RESIDENTIAL CONSTRUCTION BY TYPE OF INITIATION,
MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
CANADA, 1945 — JUNE, 1954.
(Millions of Dollars)**

Period	New Residential Construction				Major Improvements & Alterations	Repair and Mainte- nance	Total
	Private	Government Enterprises ⁽¹⁾	Government Departments	Sub- Total			
1945	256.8	11.9	—	268.7	16.9	96.3	381.9
1946	334.0	56.0	.2	390.2	21.8	105.3	517.3
1947	470.1	34.2	1.8	506.1	33.6	130.8	670.5
1948	561.7	53.9	18.1	628.7	39.0	161.9	829.6
1949	656.6	44.0	26.2	726.8	48.2	176.0	951.0
1950	731.4	17.8	33.5	782.7	60.6	191.0	1,034.3
1951	709.8	6.1	36.9	752.8	68.8	221.0	1,042.6
1952	712.2	14.3	38.5	765.0	60.6	203.2	1,028.8
1953							
1st Quarter	172.3	4.1	5.9	182.3	13.8	52.8	248.9
2nd Quarter	249.3	3.2	7.4	259.9	19.8	53.1	332.8
3rd Quarter	276.5	3.6	4.9	285.0	21.6	53.6	360.2
4th Quarter	270.0	5.2	4.8	280.0	21.3	54.1	355.4
Total, 1953	968.2	16.1	22.9	1,007.2	76.5	213.6	1,297.3
1954							
1st Quarter	192.4	2.8	2.5	197.7	15.0	55.0	267.7
2nd Quarter	257.6	2.7	1.5	261.8	19.9	55.2	336.9

(1) Includes Crown Companies and non-departmental agencies.

TABLE 15. EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 — JUNE, 1954.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7	1,204.6
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4	1,606.7
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	676.5	1,345.2	2,015.7
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5	2,570.1
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	95.0	1,904.5	2,855.5
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4	3,129.7
1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0	3,661.6
1952									
1st Quarter.....	134.9	424.4	559.3	49.9	108.1	158.0	184.8	532.5	717.3
2nd Quarter.....	207.2	605.3	812.5	50.4	181.1	231.5	257.6	786.4	1,044.0
3rd Quarter.....	236.0	731.3	967.3	51.1	221.3	272.4	287.1	952.6	1,239.7
4th Quarter.....	247.5	676.0	923.5	51.8	198.5	250.3	299.3	874.5	1,173.8
Total, 1952.....	825.6	2,437.0	3,262.6	203.2	709.0	912.2	1,028.8	3,146.0	4,174.8
1953									
1st Quarter.....	196.1	445.2	641.3	52.8	107.9	160.7	248.9	553.1	802.0
2nd Quarter.....	279.7	627.0	906.7	53.1	187.2	240.3	332.8	814.2	1,147.0
3rd Quarter.....	306.6	797.1	1,103.7	53.6	237.2	290.8	360.2	1,034.3	1,394.5
4th Quarter.....	301.3	690.6	991.9	54.1	205.7	259.8	355.4	896.3	1,251.7
Total, 1953.....	1,083.7	2,559.9	3,643.6	213.6	738.0	951.6	1,297.3	3,297.9	4,595.2
1954 ⁽¹⁾									
1st Quarter.....	212.7	417.0	629.7	55.0	101.1	156.1	267.7	518.1	785.8
2nd Quarter.....	281.7	568.6	850.3	55.2	169.3	224.5	336.9	737.9	1,074.8

(1) Preliminary.

**TABLE 16. PRIVATE EXPENDITURES⁽¹⁾ ON NEW CONSTRUCTION, RESIDENTIAL AND OTHER,
ACTUAL AND SEASONALLY ADJUSTED AT ANNUAL RATES.
CANADA, 1950 — JUNE, 1954.
(Millions of Dollars)**

Period	Actual				Seasonally Adjusted at Annual Rates			
	New Residential Construction	New Non-Residential Construction	All New Construction		New Residential Construction	New Non-Residential Construction	All New Construction	
1950								
1st Quarter	140	189	329		740	952	1,692	
2nd Quarter	204	243	447		740	996	1,736	
3rd Quarter	233	305	538		844	1,076	1,920	
4th Quarter	224	289	513		880	1,080	1,960	
Total, 1950	801	1,026	1,827		—	—	—	
1951								
1st Quarter	165	238	403		864	1,188	2,052	
2nd Quarter	222	306	528		792	1,244	2,036	
3rd Quarter	208	371	579		744	1,300	2,044	
4th Quarter	186	345	531		724	1,308	2,032	
Total, 1951	781	1,260	2,041		—	—	—	
1952								
1st Quarter	126	303	429		668	1,504	2,172	
2nd Quarter	200	381	581		728	1,516	2,244	
3rd Quarter	223	450	673		812	1,576	2,388	
4th Quarter	237	420	657		936	1,620	2,556	
Total, 1952	786	1,554	2,340		—	—	—	
1953								
1st Quarter	190	315	505		1,020	1,588	2,608	
2nd Quarter	273	417	690		1,000	1,660	2,660	
3rd Quarter	302	530	832		1,044	1,864	2,908	
4th Quarter	296	464	760		1,180	1,792	2,972	
Total, 1953	1,061	1,726	2,787		—	—	—	
1954								
1st Quarter	209	317	526		1,104	1,584	2,688	
2nd Quarter	278	393	671		1,000	1,552	2,552	

(1) Includes expenditures by Crown Companies and non-departmental agencies.

**TABLE 17. PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT
AND GROSS NATIONAL EXPENDITURE
CANADA, 1945 — JUNE, 1954.
(Millions of Dollars)**

Period	Personal Expenditures	Gov't Expenditures	Gross Domestic Investment				Net Foreign Balance	G.N.E.
			Residential Construction		Other Investment	Total ⁽¹⁾		
			Amount ⁽²⁾	Per cent of G.D.I.				
1945	6,811	3,704	272	28.4	685	957	687	11,850
1946	7,977	1,832	371	18.8	1,603	1,974	332	12,026
1947	9,173	1,570	506	16.1	2,641	3,147	17	13,768
1948	10,112	1,798	637	19.0	2,718	3,355	418	15,613
1949	10,963	2,128	742	22.7	2,529	3,271	174	16,462
1950	12,029	2,326	801	19.8	3,244	4,045	-330	18,203
1951	13,273	3,243	781	15.4	4,295	5,076	-524	21,474
1952								
1st Quarter	3,250	1,078	126	15.1	705	831	32	5,013
2nd Quarter	3,593	1,856	200	17.3	954	1,154	41	5,424
3rd Quarter	3,495	1,090	223	18.4	984	1,207	77	6,918
4th Quarter	4,065	1,180	237	22.1	831	1,068	23	5,830
Total, 1952	14,403	4,204	786	18.4	3,474	4,260	173	23,185
1953								
1st Quarter	3,478	1,158	190	16.7	947	1,137	-179	5,321
2nd Quarter	3,811	889	273	19.3	1,139	1,412	-196	5,789
3rd Quarter	3,662	1,207	302	19.5	1,245	1,547	-14	7,225
4th Quarter	4,214	1,154	296	26.1	838	1,134	-51	6,015
Total, 1953	15,165	4,408	1,061	20.2	4,169	5,230	-440	24,350
1954								
1st Quarter ⁽³⁾	3,579	1,106	209	20.6	807	1,016	-184	5,365
2nd Quarter	3,930	867	278	23.1	918	1,196	-153	5,837

(1) Excluding changes in farm inventory.
(2) Excludes expenditures by government departments.
(3) Revised.

**TABLE 18. PUBLICLY-INITIATED HOUSING, EXPENDITURES BY PROGRAM,
CANADA, 1949 — JUNE, 1954⁽¹⁾.**

Period	Federal- Provincial Housing (\$000)	Veterans' Rental Housing (\$000)	Married Quarters for Armed Services (\$000)	Other Public Housing (\$000)	Total Public Housing (\$000)
1949	—	44,028	23,478	2,778	70,284
1950	517	17,292	31,532	2,000	51,341
1951	1,058	5,117	35,168	1,740	43,083
1952	9,369	4,967	35,206	3,336	52,878
1953					
1st Quarter	3,371	751	5,352	514	9,988
2nd Quarter	2,392	791	6,813	541	10,537
3rd Quarter	3,117	473	4,474	437	8,501
4th Quarter	2,567	2,659	4,281	519	10,026
Total	11,447	4,674	20,920	2,011	39,052
1954					
1st Quarter	2,672	109	2,526	(2)	(2)
2nd Quarter	2,715	16	1,515	(2)	(2)

(1) Expenditures on housing in remote areas are excluded.

(2) Data not available.

**TABLE 19. NEW RESIDENTIAL CONSTRUCTION,
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 – JUNE, 1954.**

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951	306.6	32.9	339.5	7,469	36,935	44,404
1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
January	14.4	1.6	16.0	679	1,399	2,078
February	20.2	2.1	22.3	1,006	2,132	3,138
March	46.0	3.1	49.1	1,916	4,306	6,222
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
April	68.1	4.2	72.3	2,111	6,725	8,836
May	61.6	4.7	66.3	2,212	6,361	8,573
June	61.7	4.5	66.2	2,297	6,020	8,317
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
July	54.1	4.4	58.5	1,609	5,572	7,181
August	44.3	3.8	48.1	1,690	4,205	5,895
September	53.6	4.1	57.7	2,166	5,754	7,920
3rd Quarter	152.0	12.3	164.3	5,465	15,531	20,996
October	49.7	3.9	53.6	2,188	4,630	6,818
November	40.8	3.2	44.0	2,214	3,325	5,539
December	20.4	1.6	22.0	983	1,927	2,910
4th Quarter	110.9	8.7	119.6	5,385	9,882	15,267
Total, 1953	534.9	41.2	576.1	21,071	52,356	73,427
1954 ⁽¹⁾						
January	14.0	4.2	18.2	548	483	1,031
February	18.4	1.4	19.8	704	1,770	2,474
March	49.4	2.7	52.1	2,111	4,125	6,236
1st Quarter	81.8	8.3	90.1	3,363	6,378	9,741
April	52.3	3.9	56.2	1,611	4,868	6,479
May	62.4	4.5	66.9	575	6,606	7,181
June	73.5	4.9	78.4	2,331	6,434	8,765
2nd Quarter	188.2	13.3	201.5	4,517	17,908	22,425

(1) Revised.

TABLE 20. NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — JULY, 1954.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	196.8	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
January	8.1	13.4	21.5	742	1,592	2,334
February	5.0	30.2	35.2	457	2,767	3,224
March	10.7	35.6	46.3	985	3,656	4,641
1st Quarter	23.8	79.2	103.0	2,184	8,015	10,199
April	14.4	62.0	76.4	1,324	7,225	8,549
May	13.8	54.7	68.5	1,264	6,741	8,005
June	8.3	75.7	84.0	755	9,441	10,196
2nd Quarter	36.5	192.4	228.9	3,343	23,407	26,750
July	9.5	63.2	72.7	871	7,647	8,518
August	6.3	57.3	63.6	573	7,383	7,956
September	3.0	41.0	44.0	272	4,958	5,230
3rd Quarter	18.8	161.5	180.3	1,716	19,988	21,704
October	26.6	62.3	88.9	2,414	7,387	9,801
November	13.1	58.4	71.5	1,188	6,574	7,762
December	11.8	48.4	60.2	1,078	4,970	6,048
4th Quarter	51.5	169.1	220.6	4,680	18,931	23,611
Total, 1953	130.6	602.2	732.8	11,923	70,341	82,264
1954						
January	5.3	21.1	26.4	483	2,398	2,881
February	5.8	34.6	40.4	527	3,608	4,135
March	9.0	39.5	48.5	827	3,932	4,759
1st Quarter	20.1	95.2	115.3	1,837	9,938	11,775
April	12.0	64.0	76.0	1,107	6,954	8,061
May	8.7	96.7	105.4	791	10,594	11,385
June	15.2	80.0	95.2	1,380	8,360	9,740
2nd Quarter	35.9	240.7	276.6	3,278	25,908	29,186
July	12.8	83.8	96.6	1,158	8,946	10,104

(1) Estimated.

Section 2. Real Estate Lending

TABLE 21. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS⁽¹⁾, BY TYPE OF LOAN, CANADA, 1947 — JUNE, 1954.

Period	Non-Farm Property					Farms		Total	
	New Residential Construction			Other Property		Loans	Amount \$000	Loans	Amount \$000
	Loans	Dwelling Units	Amount \$000	Loans	Amount \$000				
1947	20,264	26,411	109,167	25,250	154,352	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	27,713	179,244	1,738	7,275	59,086	360,123
1949	34,238	43,056	212,328	26,216	174,602	1,579	6,916	62,033	393,846
1950	45,824	55,358	310,157	28,576	206,104	1,550	7,068	75,950	523,329
1951	30,711	38,580	236,315	26,152	190,567	1,368	7,043	58,231	433,925
1952	33,620	45,879	300,909	26,008	192,290	1,194	6,527	60,822	499,726
1953									
1st Quarter	7,630	11,653	75,838	5,706	46,283	257	1,636	13,593	123,757
2nd Quarter	11,725	16,121	107,903	7,678	61,101	317	1,742	19,720	170,746
3rd Quarter	11,159	15,049	100,192	6,701	56,222	199	1,031	18,059	157,445
4th Quarter	9,176	13,474	90,348	5,366	37,735	285	1,916	14,827	129,999
Total, 1953	39,690	56,297	374,281	25,451	201,341	1,058	6,325	66,199	581,947
1954 ⁽²⁾									
1st Quarter	8,116	13,394	89,338	5,795	47,190	255	1,362	14,166	137,890
2nd Quarter	17,238	22,724	179,501	8,346	69,765	324	1,829	25,908	251,095

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec saving banks are not included in this table.

(2) Revised.

TABLE 22. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS, ⁽¹⁾ BY TYPE OF LENDER, CANADA, 1947—JUNE, 1954.

Period	Life Insurance Companies		Trust & Loan Companies		Other Lending Institutions ⁽²⁾		Banks		Total	
	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000
1947	28,661	189,000	17,895	75,545	662	6,228	—	—	47,218	270,773
1948	37,283	253,886	20,739	92,192	1,064	14,045	—	—	59,086	360,123
1949	36,848	272,542	23,821	110,276	1,364	11,028	—	—	62,033	393,846
1950	49,213	372,610	25,672	143,392	1,063	7,327	—	—	75,950	523,329
1951	35,514	315,933	21,701	109,113	1,016	8,879	—	—	58,231	433,925
1952	35,891	365,698	24,178	129,373	753	4,655	—	—	60,822	499,776
1953 ⁽³⁾										
1st Quarter	7,660	87,899	5,687	34,272	246	1,586	—	—	13,593	123,757
2nd Quarter	12,247	129,819	7,278	39,522	195	1,405	—	—	19,720	170,746
3rd Quarter	10,649	115,464	7,151	40,176	259	1,805	—	—	18,059	157,445
4th Quarter	8,664	94,488	5,800	32,535	363	2,976	—	—	14,827	129,999
Total, 1953	39,220	427,670	25,916	146,505	1,063	7,772	—	—	66,199	581,947
1954 ⁽³⁾										
1st Quarter	8,434	103,261	5,496	32,733	236	1,895	—	—	14,166	137,890
2nd Quarter	12,722	149,935	8,643	54,557	268	1,736	4,275	44,866	25,908	251,095

⁽¹⁾ Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

⁽²⁾ Includes fire insurance companies, fraternal societies, mutual benefit societies and pension fund associations.

⁽³⁾ Revised.

**TABLE 23. GROSS MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS AND BANKS⁽¹⁾
ON NEW NON-FARM RESIDENTIAL CONSTRUCTION BY TYPE OF DWELLING.
CANADA, 1947 — JUNE, 1954.**

Period	Single-Family Dwellings		Multiple Family Dwellings		All Dwellings	
	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000
1947	18,336	83,060	8,075	26,107	26,411	109,167
1948	26,701	133,846	10,735	39,758	37,436	173,604
1949	31,378	169,055	11,678	43,273	43,056	212,328
1950	42,296	255,880	13,062	54,277	55,358	310,157
1951	28,146	190,310	10,434	46,005	38,580	236,315
1952	30,945	235,241	14,934	65,668	45,879	300,909
1953						
1st Quarter	6,903	52,761	4,750	23,077	11,653	75,838
2nd Quarter	10,793	84,626	5,328	23,277	16,121	107,903
3rd Quarter	10,287	79,068	4,762	21,124	15,049	100,192
4th Quarter	8,388	67,036	5,086	23,312	13,474	90,348
Total, 1953	36,371	283,491	19,926	90,790	56,297	374,281
1954 ⁽²⁾						
1st Quarter	7,295	59,702	6,089	29,636	13,394	89,338
2nd Quarter	16,277	150,184	6,447	29,317	22,724	179,501

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Revised.

TABLE 24. GROSS JOINT, INSURED AND CONVENTIONAL MORTGAGE LOANS APPROVED ON REAL ESTATE BY LENDING INSTITUTIONS AND BANKS, ⁽¹⁾ BY TYPE OF LOAN, CANADA, 1949—JUNE, 1954.

Period	Loans on New Non-Farm Residential Construction						Other Property		Total Amount (\$000)
	Joint Loans ⁽²⁾		Conventional Loans		All Loans		Conventional Loans Amount (\$000)		
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)			
1949	21,912	122,736	21,144	89,592	43,056	212,328	181,518	393,846	
1950	40,338	280,060	15,020	30,097	55,358	310,157	213,172	523,329	
1951	21,189	141,040	17,391	95,275	38,580	236,315	197,610	433,925	
1952	29,508	218,593	16,371	82,316	45,879	300,909	198,817	499,726	
1953 ⁽³⁾									
1st Quarter	5,968	45,923	5,685	29,915	11,653	75,838	47,919	123,757	
2nd Quarter	10,967	84,418	5,154	23,485	16,121	107,903	62,843	170,746	
3rd Quarter	8,618	69,124	6,431	31,068	15,049	100,192	57,253	157,445	
4th Quarter	7,056	56,165	6,418	34,183	13,474	90,348	39,651	129,999	
Total, 1953	32,609	255,630	23,688	118,651	56,297	374,281	207,666	581,947	
1954 ⁽³⁾									
1st Quarter	9,338	73,376	4,056	15,962	13,394	89,338	48,552	137,890	
	Insured Loans ⁽⁴⁾								
2nd Quarter	11,695	113,346	11,029	66,155	22,724	179,501	71,594	251,095	

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd, 1954. Conventional mortgage loan approvals by the Quebec Savings Banks are not included in this table.

(2) Joint loans under the National Housing Act.

(3) Revised.

(4) Insured loans under the National Housing Act, 1954.

**TABLE 25. GROSS MORTGAGE LOANS APPROVED UNDER THE
NATIONAL HOUSING ACTS, BY TYPE OF LOAN,
CANADA, 1949 — AUGUST, 1954.**

Period	Joint Loans ⁽¹⁾		Corporation Loans		Total	
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)
1949	21,912	122,736	7,124	38,793	29,036	161,529
1950	40,338	280,060	4,865	25,030	45,203	305,090
1951	21,189	141,040	1,823	11,508	23,012	152,548
1952	29,508	218,593	6,910	47,951	36,418	266,544
1953						
January	1,218	9,038	142	797	1,360	9,835
February	2,096	16,326	102	673	2,198	16,999
March	2,654	20,559	71	473	2,725	21,032
April	3,340	25,402	329	2,254	3,669	27,656
May	3,749	29,794	736	4,863	4,485	34,657
June	3,876	29,205	603	4,139	4,479	33,344
July	3,768	28,421	1,825	12,860	5,593	41,281
August	2,241	18,801	607	4,673	2,848	23,474
September	2,608	21,892	601	4,607	3,209	26,499
October	2,200	17,363	1,481	10,393	3,681	27,756
November	2,657	21,376	871	6,235	3,528	27,611
December	2,200	17,436	202	1,555	2,402	18,991
Total, 1953	32,607	255,613	7,570	53,522	40,177	309,135
1954						
January	962	7,709	319	2,076	1,281	9,785
February	1,612	12,993	57	282	1,669	13,275
March	6,764	52,674	732	5,317	7,496	57,991
	Insured Loans ⁽²⁾					
April	1,031	10,339	29	246	1,060	10,585
May	3,603	34,948	38	347	3,641	35,294
June	7,061	68,059	261	1,778	7,322	69,838
July ⁽³⁾	7,064	64,218	713	5,261	7,777	69,479
August ⁽³⁾	5,347	50,393	104	720	5,451	51,113

(1) Joint loans under the National Housing Act.

(2) Insured loans under the National Housing Act, 1954.

(3) Preliminary.

TABLE 26. GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS,
BY TYPE OF LENDER, CANADA, 1950—JUNE, 1954.

Year and Quarter	Life Insurance Companies		Trust and Loan Companies ⁽¹⁾		Banks		Sub-total		Corporation Loans		Total	
	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000
1950	37,491	259,838	2,847	20,222	—	—	40,338	280,060	4,865	25,033	45,203	305,093
1951	20,199	134,023	990	6,416	—	—	21,189	141,039	1,864	11,316	23,053	152,355
1952	28,463	210,223	1,045	8,370	—	—	29,508	218,593	6,980	47,748	36,488	266,341
1953												
1st Quarter	5,716	43,938	252	1,984	—	—	5,968	45,922	402	2,574	6,370	48,496
2nd Quarter	10,678	82,078	288	2,332	—	—	10,966	84,410	1,677	11,279	12,643	95,689
3rd Quarter	8,386	67,199	232	2,025	—	—	8,618	69,224	3,514	25,573	12,132	94,797
4th Quarter	6,660	53,451	397	2,725	—	—	7,057	56,176	2,620	18,675	9,677	74,851
Total, 1953	31,440	246,666	1,169	9,066	—	—	32,609	255,732	8,213	58,101	40,822	313,833
1954												
1st Quarter	9,277	72,910	61	466	—	—	9,338	73,376	1,108	7,674	10,446	81,050
2nd Quarter	6,582	64,636	382	3,844	4,731	44,866	11,695	113,346	328	2,371	12,023	115,717

(1) Including Fraternal Societies.

(2) Revised.

**TABLE 27. NUMBER OF DWELLINGS FOR WHICH GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF BORROWER AND BY TYPE OF LOAN,
CANADA, 1949—JUNE, 1954.**

Year and Quarter	Housing for Home Ownership			Housing for Rental Purposes					Total
	Owner Applicants	Builders for Sale	Sub-Total	Rental Insurance	Primary Industries	Limited Dividend Corporation	Other	Sub-Total	
1949	6,473	13,075	19,548	6,621	—	144	2,702	9,467	29,015
1950	11,607	26,092	37,699	4,317	8	94	3,214	7,633	45,332
1951	4,647	13,519	18,166	1,213	8	174	3,451	4,846	23,012
1952	5,794	19,455	25,249	3,607	—	841	6,721	11,169	36,418
1953									
1st Quarter	1,061	3,630	4,691	193	12	50	1,424	1,679	6,370
2nd Quarter	2,896	5,887	8,783	794	0	184	2,882	3,860	12,643
3rd Quarter	2,606	5,736	8,342	1,550	0	167	2,073	3,790	12,132
4th Quarter	1,522	4,558	6,080	627	1	920	2,049	3,597	9,677
Total, 1953	8,085	19,811	27,896	3,164	13	1,321	8,428	12,926	40,822
1954									
1st Quarter	1,157	5,122	6,279	472	—	252	3,443	4,167	10,446
2nd Quarter ⁽¹⁾	3,066	7,655	10,721	—	—	240	1,112	1,352	12,023

(1) Revised.

TABLE 28. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS
APPROVED SHOWING NUMBER OF DWELLINGS BY TYPE OF DWELLING,
CANADA, 1950 — JUNE, 1954.

Type of Dwelling	Number of Dwellings								
	1950	1951	1952	1953				1954	
				1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter
Single 1-Storey	17,651	9,761	16,013	3,347	6,328	5,915	4,723	4,846	8,420
Single 1½-Storey									
Finished	7,916	3,228	4,333	618	1,236	1,120	809	522	858
Unfinished	3,493	1,438	1,441	229	335	315	201	140	170
Single 2-Storey	3,445	1,836	1,673	214	650	479	215	234	468
Apartments	6,182	4,204	9,852	1,466	3,366	3,577	2,374	3,905	1,261
Other	6,543	2,363	2,554	496	728	726	1,355	799	846
Total	45,230	22,830	35,866	6,370	12,643	12,132	9,677	10,446	12,023

TABLE 29. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS
APPROVED SHOWING AVERAGE AMOUNT OF LOAN PER DWELLING BY TYPE OF DWELLING,
CANADA, 1950 — JUNE, 1954.

Type of Dwelling	Average Amount of Loan per dwelling \$								
	1950	1951	1952	1953				1954	
				1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter
Single 1-Storey	6,922	6,823	8,045	8,330	8,293	8,467	8,646	9,025	10,023
Single 1½-Storey									
Finished	7,627	7,399	8,593	8,557	8,360	8,790	8,810	9,255	10,265
Unfinished	7,050	6,477	7,737	8,077	8,226	8,386	8,573	8,455	9,479
Single 2-Storey	8,260	7,810	9,046	9,180	9,082	9,182	9,365	9,604	11,358
Apartments	4,904	5,580	5,407	5,805	5,824	6,176	5,830	5,890	5,954
Other	5,962	5,564	6,752	6,055	6,341	7,905	6,873	7,578	9,391
All Dwellings	6,751	6,634	7,329	7,613	7,569	7,814	7,735	7,759	9,613

TABLE 30. OPERATIONS UNDER THE NATIONAL HOUSING ACTS, RENTAL GUARANTEE PLAN, NET NUMBER OF PROJECTS, AND DWELLINGS APPROVED WITH LOANS UNDER THE N.H.A. AND WITH CONVENTIONAL LOANS, CANADA, 1949 — JUNE, 1954.

Period	With Loans Under the N.H.A.		With Conventional Loans		Total	
	Number of Projects	Number of Units	Number of Projects	Number of Units	Number of Projects	Number of Units
1949	58	6,158	60	1,562	118	7,720
1950	33	3,337	21	974	54	4,311
1951	11	337	4	412	15	749
1952	46	3,187	7	314	53	3,501
1953						
1st Quarter	4	—3	—	—	4	—3
2nd Quarter	19	1,639	—	—	19	1,639
3rd Quarter	9	561	—	—	9	561
4th Quarter	9	615	—	—	9	615
Total, 1953	41	2,812	—	—	41	2,812
1954						
1st Quarter	3	469	—	—	3	469
2nd Quarter	—	—	—	—	—	—
Total, 1949 — June, 1954	192	16,300	92	3,354	284	19,562

TABLE 31. OPERATIONS UNDER THE NATIONAL HOUSING ACTS, RENTAL GUARANTEE PLAN, AVERAGE NUMBER OF ROOMS, FLOOR AREA, ESTIMATED COST, AND MAXIMUM MONTHLY RENT PER UNIT, FOR GROSS PROJECTS APPROVED, CANADA, 1948 — JUNE, 1954.

Period	Number of Rooms	Floor Area (Sq. Ft.)	Estimated Cost \$	Maximum Monthly Rent \$
1948	3.9	869	7,189	84.74
1949	4.1	901	6,997	71.92
1950	4.0	898	7,191	70.79
1951	3.6	865	8,359	84.92
1952	4.0	884	8,041	83.76
1953				
January	3.7	1,229	7,850	94.05
February	3.7	964	8,567	87.21
March	4.0	864	7,350	85.20
1st Quarter	3.9	979	7,725	87.91
April	3.7	859	8,962	91.77
May	3.7	891	8,801	94.35
June	4.3	864	8,994	83.64
2nd Quarter	3.8	866	8,935	91.20
July	3.6	887	8,299	91.77
August	3.5	831	9,090	94.30
September	—	—	—	—
3rd Quarter	3.6	863	8,635	92.00
October	4.5	910	8,570	88.03
November	3.8	1,026	9,312	96.54
December	—	—	—	—
4th Quarter	4.5	918	8,619	88.59
Annual Average	3.8	879	8,736	90.85
1954				
January	4.0	918	9,370	92.30
February	—	—	—	—
March	3.7	898	8,305	91.39
1st Quarter	3.7	899	8,395	91.46
April	—	—	—	—
May	—	—	—	—
June	—	—	—	—
2nd Quarter	—	—	—	—
Average, July, 1948— June, 1954	3.9	891	7,540	78.10

TABLE 32. CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT,
1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND
UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,
SEPTEMBER 23, 1943 — JUNE, 1954.

Period	Number of Dwellings			Expenditures on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951	1,845	2,165	2,445	11,136
1952				
1st Quarter	90	552	2,003	1,967
2nd Quarter	279	347	1,935	1,143
3rd Quarter	555	380	2,110	2,510
4th Quarter	354	365	2,099	2,691
Total, 1952	1,278	1,644	—	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
4th Quarter	423	458	2,332	3,393
Total, 1953	1,827	1,594	—	10,017
1954				
1st Quarter	164	567	1,929	2,324
2nd Quarter	418	401	1,946	1,170
Total, 1943 — June, 1954	18,967	17,021	—	110,302

**TABLE 33. LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT,
1927, CANADA, 1929 — JUNE, 1954.**

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,385
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,465
1952	38	95	110	80	1,526	4,886	1,544	5,061
1953								
1st Quarter	6	19	20	11	329	1,289	332	1,319
2nd Quarter	10	35	18	10	357	1,375	356	1,420
3rd Quarter	31	64	63	33	703	2,421	712	2,518
4th Quarter	15	33	59	22	669	2,414	673	2,469
Total, 1953	62	151	160	76	2,058	7,499	2,073	7,726
1954								
January	6	6	28	12	201	786	202	804
February	4	12	13	8	109	428	111	448
March	4	7	8	4	57	199	59	210
1st Quarter	14	25	49	24	367	1,413	372	1,462
April	1	3	3	—	39	171	39	174
May	5	20	3	—	65	291	65	311
June	13	43	9	4	200	770	205	817
2nd Quarter	19	66	15	4	304	1,232	309	1,302
Total, 1929 — June, 1954	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	41,724	98,534

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

**TABLE 34. LENDING OPERATIONS UNDER THE FARM IMPROVEMENT
LOANS ACT, 1944, CANADA, MARCH, 1945 — JUNE, 1954.**

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
January	20	36	69	69	2,595	2,820	2,684	2,925
February	17	29	67	68	3,016	3,298	3,100	3,395
March	36	66	73	68	5,625	6,355	5,734	6,489
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
April	46	79	115	112	11,067	11,716	11,228	11,907
May	61	138	111	103	9,795	10,199	9,967	10,440
June	115	254	192	183	6,875	7,100	7,182	7,537
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,884
July	106	223	210	202	7,595	8,288	7,911	8,713
August	84	173	152	151	12,411	17,625	12,647	17,949
September	57	109	139	133	8,851	12,465	9,047	12,707
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
October	69	130	168	168	6,706	7,814	6,943	8,112
November	66	146	166	158	4,325	4,496	4,557	4,800
December	45	96	142	132	2,779	2,701	2,966	2,929
4th Quarter	180	372	476	458	13,810	15,011	14,466	15,841
Total, 1953	722	1,479	1,604	1,547	81,640	94,877	83,966	97,903
1954								
January	15	41	75	78	1,581	1,680	1,671	1,799
February	19	39	90	90	2,270	2,398	2,379	2,527
March	34	78	93	94	4,784	5,119	4,911	5,291
1st Quarter	68	158	258	262	8,635	9,197	8,961	9,617
April	47	96	105	111	7,455	7,816	7,607	8,023
May	35	81	98	98	7,863	7,885	7,996	8,064
June	74	167	155	154	5,367	5,317	5,596	5,638
2nd Quarter	156	344	358	363	20,685	21,018	21,199	21,725
Total, March, 1945 — June, 1954	4,363	6,938	8,156	7,342	433,569	468,640	446,088	482,920

TABLE 35. OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾
NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED,
AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — JUNE, 1954.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952	3,966	26,367	7,564	1,893	4,575
1953					
January	1,103	8,231	2,603	2,360	1,217
February	473	3,606	1,145	2,421	518
March	489	3,282	996	2,037	547
1st Quarter	2,065	15,119	4,744	2,297	2,282
April	190	1,421	409	2,153	211
May	302	2,060	587	1,944	330
June	370	2,809	862	2,330	387
2nd Quarter	862	6,290	1,858	2,155	928
July	321	2,497	810	2,523	373
August	178	1,541	489	2,747	193
September	277	2,234	713	2,574	311
3rd Quarter	776	6,272	2,012	2,593	877
October	360	2,869	757	2,103	405
November	277	2,290	434	1,567	319
December	215	1,664	328	1,525	235
4th Quarter	852	6,823	1,519	1,783	959
Total, 1953	4,555	34,504	10,133	2,224	5,046
1954					
January	19	121	51	2,684	28
February	157	1,291	286	1,822	176
March	668	5,251	1,638	2,452	718
1st Quarter	844	6,663	1,975	1,990	922
April	601	3,850	1,071	1,782	670
May	572	4,155	1,246	2,178	611
June	620	4,479	1,066	1,982	670
2nd Quarter	1,793	12,484	3,383	1,886	1,951
Total, January, 1948 — June, 1954	22,796	154,391	45,627	2,001	26,370

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

**TABLE 36. NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND
REAL ESTATE TRANSFERS REGISTERED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — JUNE, 1954.**

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951						
1st Quarter	8,792	23,173	6,373	17,220	10,062	37,259
2nd Quarter	12,510	32,947	8,028	21,677	13,507	49,950
3rd Quarter	10,360	27,305	6,659	17,751	10,479	38,723
4th Quarter	9,983	26,312	6,871	18,762	9,894	36,770
Total, 1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,112 ⁽¹⁾
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,136 ⁽¹⁾
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,499 ⁽¹⁾
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,790 ⁽¹⁾
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,537
1953						
1st Quarter	9,236	24,367	7,116	18,428	9,433	34,777
2nd Quarter	13,318	35,196	8,476	21,946	14,125	52,167
3rd Quarter	12,814	33,778	8,005	20,773	13,023	48,139
4th Quarter	13,502	35,583	8,729	22,616	12,987	47,956
Total, 1953	48,870	128,924	32,326	83,763	49,568	183,039
1954 ⁽¹⁾						
1st Quarter	20,372	52,967	7,755	20,163	9,868	36,512
2nd Quarter	27,696	72,010	9,012	23,431	14,408	53,309

(1) Preliminary.

Section 3. Population and Income
TABLE 37. NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1945 — JUNE, 1954.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951	128.2	54.9	5.2	27.1	94.9	3,354.2
1952						
1st Quarter	16.6	14.2	—	6.5	7.5	3,361.7
2nd Quarter	30.7	13.9	—	8.6	24.0	3,385.7
3rd Quarter	45.9	12.9	—	5.3	36.9	3,422.6
4th Quarter	34.0	14.2	—	4.8	23.2	3,445.8
Total, 1952	127.2	55.2	5.6	25.2	91.6	—
1953						
1st Quarter	17.3	15.2	—	2.0	2.6	3,448.4
2nd Quarter	29.5	14.4	—	7.8	21.4	3,469.9
3rd Quarter	47.3	13.2	—	5.8	38.4	3,508.4
4th Quarter	39.3	13.8	—	5.6	29.5	3,538.0
Total, 1953	133.4	56.6	6.1	21.2	91.9	—
1954						
1st Quarter	19.9	15.2	—	2.3	5.5	3,543.5
2nd Quarter	27.6	13.6	—	8.2	20.7	3,564.2

(1) Quarterly data not available.

(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.

(3) As at end of period (see p. 109).

TABLE 38. NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND TOTAL POPULATION, CANADA,⁽¹⁾ 1945-JULY, 1954.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽³⁾ (000)
1945.....	289,364	113,623	108,222	5,076	22,722	12,072
1946.....	331,471	115,188	134,331	7,683	71,719	12,292
1947.....	359,943	117,913	127,483	8,199	64,127	12,551
1948.....	348,226	119,613	123,508	6,881	125,414	12,823
1949.....	367,092	124,567	124,087	5,934	95,217	13,447
1950.....	372,009	124,220	125,083	5,208	73,912	13,712
1951.....	381,092	125,823	128,408	5,163	194,391	14,009
1952.....	395,956	124,816	127,390	5,562	164,498	14,624
1953 ⁽³⁾						
1st Quarter.....	93,459	33,076	17,331	-	22,937	14,692
2nd Quarter.....	102,845	32,263	29,450	-	55,399	14,781
3rd Quarter.....	107,916	31,316	47,251	-	46,762	14,893
4th Quarter.....	106,765	30,627	39,334	-	43,770	15,005
Total, 1953.....	410,985	127,282	133,366	6,055 ⁽³⁾	168,868	-
1954 ⁽³⁾						
January.....	32,505	11,347	6,255	-	8,080	-
February.....	32,843	9,621	6,646	-	6,834	-
March.....	39,668	12,167	6,981	-	13,509	-
1st Quarter.....	105,016	33,135	19,882	-	28,223	15,105 ⁽⁴⁾
April.....	33,818	10,238	6,649	-	16,654	-
May.....	35,504	10,113	9,144	-	23,078	-
June.....	37,931	10,163	11,815	-	17,810	-
2nd Quarter.....	107,253	30,514	27,608	-	57,542	15,239
July.....	37,200	9,525	15,201	-	15,839	-

(1) Excluding Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

(4) Estimated.

**TABLE 39. NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,
1945 — JUNE, 1954.**

Period	Males			Females			18 Years and Over				Under 18 Years				Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total			
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722		
1946	6,694	13,789	20,483	36,457	17,779	51,236	9,678	37,145	46,823	10,805	14,091	24,896	71,719		
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127		
1948	25,837	41,253	67,090	24,594	33,730	58,324	50,882	42,851	93,733	16,208	15,473	31,681	125,414		
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217		
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912		
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391		
1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498		
1953															
1st Quarter	4,588	7,168	11,756	4,977	6,204	11,181	8,612	8,282	16,894	3,144	2,899	6,043	22,937		
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399		
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762		
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770		
Total, 1953	35,227	56,197	91,424	35,009	42,435	77,444	66,977	55,568	122,545	24,447	21,876	46,323	168,868		
1954															
January	1,676	2,471	4,147	1,720	2,213	3,933	3,116	3,003	6,119	1,031	930	1,961	8,080		
February	1,391	2,225	3,616	1,376	1,842	3,218	2,745	2,499	5,244	871	719	1,590	6,834		
March	3,001	4,724	7,725	2,673	2,911	5,584	6,096	4,053	10,149	1,629	1,531	3,160	13,309		
1st Quarter	6,068	9,420	15,488	5,769	6,966	12,735	11,957	9,555	21,512	3,531	3,180	6,711	28,223		
April	3,990	5,940	9,930	3,332	3,392	6,724	7,838	4,891	12,729	2,092	1,833	3,925	16,654		
May	5,193	8,236	13,429	4,490	5,159	9,649	10,499	6,957	17,456	2,930	2,692	5,622	23,078		
June	3,762	6,097	9,859	3,665	4,286	7,951	7,630	5,859	13,489	2,229	2,092	4,321	17,810		
2nd Quarter	12,945	20,273	33,218	11,487	12,837	24,324	25,967	17,707	43,674	7,251	6,617	13,868	57,542		

TABLE 40. GROSS NATIONAL PRODUCT, NATIONAL INCOME, PERSONAL INCOME, PERSONAL SAVINGS,
CANADA, 1945 — JUNE, 1954.
(Millions of Dollars)

Period	G.N.P.	Net National Income	Personal Income	Personal Disposable Income			Personal Savings ⁽²⁾
				Non-Farm ⁽¹⁾	Total		
					Amount	Per Capita	
1945	11,850	9,840	9,239	7,490	8,430	698	1,850
1946	12,026	9,821	9,761	7,875	8,965	729	1,045
1947	13,768	10,985	10,390	8,438	9,599	765	505
1948	15,613	12,560	11,943	9,494	11,121	867	1,074
1949	16,462	13,194	12,757	10,368	11,968	890	1,077
1950	18,203	14,550	13,414	11,272	12,674	924	514
1951	21,474	17,138	15,693	12,555	14,663	1,048	1,036
1952							
1st Quarter	5,013	3,866	3,715	3,292	3,402	238	320
2nd Quarter	5,424	4,210	3,827	3,381	3,459	237	65
3rd Quarter	6,918	5,683	5,252	3,578	4,944	342	410
4th Quarter	5,830	4,462	4,338	3,698	4,004	275	374
Total, 1952	23,185	18,221	17,132	13,949	15,809	1,092	1,169
1953							
1st Quarter	5,321	4,087	3,935	3,583	3,577	243	368
2nd Quarter	5,789	4,538	4,222	3,692	3,806	255	179
3rd Quarter	7,225	5,833	5,483	3,873	5,160	348	616
4th Quarter	6,015	4,585	4,456	3,900	4,121	276	285
Total, 1953	24,350	19,043	18,096	15,048	16,664	1,122	1,448
1954							
1st Quarter ⁽³⁾	5,365	4,127	4,133	3,731	3,793	251	382
2nd Quarter	5,837	4,560	4,396	3,836	4,011	264	153

(1) Excluding net income of farm operators from farm production.

(2) Excluding changes in farm inventories.

(3) Revised.

Section 4. Building Materials

**TABLE 41. INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE
OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS
AND TOTAL, CANADA, 1945 — JUNE, 1954.
(1949=100)**

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952						
January	85.0	86.7	85.6	70.1	76.5	73.8
February	99.2	91.8	96.2	81.9	82.2	82.1
March	109.8	99.3	107.1	103.8	93.2	97.7
April	79.7	93.7	85.4	70.5	89.5	81.3
May	121.7	102.3	113.8	107.0	110.9	109.2
June	131.7	105.5	121.1	131.6	110.4	119.5
July	114.6	103.8	110.2	117.3	112.9	112.0
August	147.6	98.1	127.6	174.7	112.1	138.8
September	130.6	114.5	124.1	116.5	125.8	121.8
October	112.7	122.6	116.7	122.3	130.8	127.2
November	75.8	113.0	90.9	51.9	115.2	88.2
December	79.8	101.7	88.6	61.7	100.0	83.7
Annual Average	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5	126.7	148.9	114.8	129.4
June	160.5	122.8	145.2	190.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2
November	72.1	106.9	86.2	102.1	106.2	104.4
December	83.3	90.6	88.4	57.9	79.6	70.3
Annual Average	114.6	114.7	114.8	127.3	107.3	115.6
1954						
January	83.6	94.2	87.9	62.9	78.7	71.9
February	106.4	102.7	104.9	62.0	85.9	75.7
March	120.4	110.0	116.9	74.3	101.1	89.7
April	69.3	114.1	87.4	131.3	100.3	113.5
May	119.2	118.6	119.0	167.8	121.3	141.1
June	152.4	127.9	142.5	179.0	132.9	164.4

**TABLE 42. PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951	6,553.9	84,500	292.4	230.7	214.7	164.3
1952						
1st Quarter	1,586.2	13,800	65.7	54.4	48.3	34.1
2nd Quarter	1,796.5	14,200	57.4	54.0	47.2	40.0
3rd Quarter	2,118.6	14,000	51.5	54.0	68.2	46.8
4th Quarter	1,447.4	13,000	68.4	69.9	64.9	43.9
Total, 1952	6,948.7	55,000	243.0	232.3	228.6	164.8
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	61.8 ⁽³⁾
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.8 ⁽³⁾	60.5 ⁽³⁾	78.5	82.0
4th Quarter	1,230.9	18,250	76.8	74.1	68.1	70.3
Total, 1953	6,676.1	65,000	278.7	255.0	272.9	277.8
1954						
1st Quarter	1,526.4	16,500 ⁽⁴⁾	73.1	57.9	62.5	64.8
2nd Quarter	1,682.6	14,250 ⁽⁴⁾	71.6	72.6	74.0	71.4

(1) Data for 1953 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

(4) Estimated.

**TABLE 42. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 – JUNE, 1954—Continued.**
(In Units Specified)

Period	Plumbing and Heating Equipment				Builders' ⁽¹⁾ Hardware
	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	13.6	7,179.1	128.8	57.2	4,328.5
1946	14.3	8,006.9	138.4	76.6	5,596.8
1947	18.1	8,726.7	157.7	121.0	5,903.9
1948	18.2	8,644.9	190.0	146.7	9,776.8
1949	15.5	7,163.1	192.2	185.2	10,090.4
1950	20.2	7,250.1	194.2	200.1	10,656.0
1951	19.2	7,489.1	172.7	226.8	14,914.0
1952					
1st Quarter	2.0	1,326.2	62.9	42.3	2,721.2
2nd Quarter	1.8	1,541.1	26.3	60.7	2,506.8
3rd Quarter	2.0	1,128.1	30.6	58.1	2,359.3
4th Quarter	5.0	1,328.7	49.6	50.4	2,755.9
Total, 1952	10.8	5,324.1	169.4	211.5	10,343.2
1953					
1st Quarter	4.4	1,707.5	48.2	75.0	2,969.6
2nd Quarter	4.3	1,819.3	42.9	82.9	3,047.5
3rd Quarter	3.9	1,197.2	35.9	66.5	2,838.7
4th Quarter	3.6	1,731.0	49.4	75.6	2,997.5
Total, 1953	16.2	6,445.0	176.4	300.0	11,853.3
1954					
1st Quarter	3.1	3,154.2	46.9	55.5	2,993.7
2nd Quarter	3.0	1,336.5	37.0	73.7	3,093.8

(1) Data for 1952 and 1953 are estimated (see p. 110).

**TABLE 42. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945—JUNE, 1954—Continued.**
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951	17.0	79.5	234.6	127.5	116.7	195.8
1952						
1st Quarter	4.3	12.6	49.4	18.7	21.6	25.1
2nd Quarter	4.5	22.7	64.1	22.9	26.5	28.1
3rd Quarter	4.8	27.0	64.8	24.9	23.3	26.3
4th Quarter	4.9	25.0	57.4	36.3	38.0	42.2
Total, 1952	18.5	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	19.9	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9
4th Quarter	5.8	29.8	71.9	38.9	60.7	41.7
Total, 1953	22.5	113.8	267.5	151.8	205.1	166.1
1954						
1st Quarter	5.0	20.3	47.7	39.9	50.1	49.2
2nd Quarter	6.0	32.0	73.8	38.7	44.7	48.3

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.

**TABLE 42. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1954—Continued.**
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	151.0	14.0
1951	2,506.0	48.8	16,528	91.4	148.0	11.4
1952						
1st Quarter	464.8	8.6	4,340	21.3	25.6	2.2
2nd Quarter	738.5	10.9	3,839	12.9	30.9	1.7
3rd Quarter	813.6	12.4	3,598	21.3	47.2	3.0
4th Quarter	508.1	15.9	4,440	31.1	54.7	4.1
Total, 1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	27.3	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0
4th Quarter	565.3	14.6	3,309	27.5	52.4	3.4
Total, 1953	2,882.8	46.2	15,700	105.8	183.8	10.8
1954						
1st Quarter	514.7	9.9	4,030	23.6	31.8	1.9
2nd Quarter	755.8	10.3	4,040	22.4	41.4	1.8

(1) Includes Ciding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

**TABLE 42. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — JUNE, 1954—*Concluded*.
(In Units Specified)**

Period	Clay Products				Paints and Varnishes (\$000)
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951	386.1	1,465.8	3,943.7	191.8	98,602
1952					
1st Quarter	62.7	192.2	1,056.4	46.9	22,463
2nd Quarter	87.9	258.4	1,148.1	51.8	33,604
3rd Quarter	106.2	374.2	1,047.7	53.2	27,547
4th Quarter	104.5	426.7	1,311.2	50.8	23,100
Total, 1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	87.6	378.9	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	318.7	1,358.3	41.8	27,819
4th Quarter	120.7	296.0	1,331.5	50.8	22,468
Total, 1954	439.9	1,356.0	5,269.7	181.6	109,643
1954					
1st Quarter	96.3	370.8	1,229.6 ⁽³⁾	45.8	23,719 ⁽³⁾
2nd Quarter	118.3	483.5	1,530.1	43.3	32,346

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 43. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1954.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952										
1st Quarter	2.1	3.0	62.2	2.4	40.1	50.0	16.9	16.9	20.9	30.9
2nd Quarter	1.9	3.1	21.9	1.4	57.1	42.8	26.6	12.9	32.2	24.9
3rd Quarter	3.7	1.6	30.4	1.1	63.5	33.7	33.3	3.2	33.2	14.1
4th Quarter	4.1	1.1	36.8	4.5	57.1	35.6	28.8	10.5	32.3	18.8
Total, 1952	11.8	—	151.3	—	217.8	—	105.6	—	118.6	—
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5
4th Quarter	4.4	2.6	43.6	1.4	52.7	50.0	34.0	14.3	48.1	42.9
Total, 1953	14.8	—	172.5	—	243.8	—	146.1	—	190.4	—
1954										
1st Quarter	2.0	3.9	43.0	2.1	55.5	54.4	30.7	23.2	54.8	48.0
2nd Quarter	2.1	5.2	42.1	.6	61.7	49.9	41.0	21.0	52.4	33.1

**TABLE 43. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 - JUNE, 1954—Continued.**
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
1952										
1st Quarter	53.4	3.5	43.5	3.3	43.2	1.3	63.7	38.7	242.3	110.4
2nd Quarter	53.9	3.6	44.3	2.2	49.6	.9	86.2	37.2	301.5	67.4
3rd Quarter	53.9	3.5	62.1	2.7	57.4	1.1	109.5	31.8	380.0	62.7
4th Quarter	69.1	4.2	59.8	2.2	53.8	1.3	102.7	27.9	359.1	120.8
Total, 1952	230.3	—	209.7	—	204.0	—	362.1	—	1,282.9	—
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	70.4	1.0	118.0	37.1	449.2	257.9
4th Quarter	71.3	7.5	67.6	3.0	60.4	1.2	117.2	35.5	292.7	312.7
Total, 1953	251.9	—	273.6	—	239.2	—	417.6	—	1,479.7	—
1954										
1st Quarter	58.4	7.0	60.7	4.9	55.6	1.3	81.6	48.8	260.7	141.3
2nd Quarter	69.3	8.7	70.6	8.2	61.1	1.5	116.8	46.1	395.1	181.6

**TABLE 43. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — JUNE, 1954—Concluded.**
(In Units Specified)

Period	Cement Products				Non-Metallic Sheathed Cable	Mineral Wool				
	Cement		Concrete Blocks			Batts	Granulated and Loose			
	Millions of Barrels of 350 lbs.		Millions of Blocks				Millions of Sq. Ft.			
	Sales	Stocks at End of Period	Sales	Stocks at End of Period			Sales	Stocks at End of Period	Stocks at End of Period	
1949	15.9	.8	46.1	3.6	85.2	1.4	130.6	2.0	3.8	.1
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	1.6	13.9	.4
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	3.2	21.4	.4
1952										
1st Quarter	3.6	1.5	8.6	9.2	18.7	7.5	26.0	3.7	2.1	.5
2nd Quarter	5.3	.8	21.4	7.3	14.8	5.3	32.4	3.6	1.8	.5
3rd Quarter	5.1	.3	23.4	5.8	24.3	2.4	47.5	3.3	3.1	.5
4th Quarter	4.4	.8	20.7	6.1	29.7	2.4	52.0	3.7	3.9	.5
Total, 1952	18.4	—	74.1	—	87.5	—	157.9	—	10.9	—
1953										
1st Quarter	4.0	1.7	12.1	10.7	25.4	2.8	34.1	4.4	2.2	.6
2nd Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	4.8	2.0	.6
3rd Quarter	6.4	.5	27.9	13.6	26.6	4.3	58.8	4.4	3.1	.5
4th Quarter	5.3	.9	23.2	20.2	22.2	3.6	51.8	5.0	3.4	.6
Total, 1953	22.1	—	92.3	—	96.1	—	182.5	—	10.7	—
1954										
1st Quarter	3.8	2.1	11.9	28.6	23.7	6.8	33.8	3.0	2.0	.5
2nd Quarter	6.7	1.4	28.6	32.0	22.8	6.4	41.4	3.0	1.9	.4

**TABLE 44. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951	9,700	23.1	841	944	2,327.4
1952					
1st Quarter	2,137	6.0	75	110	62.6
2nd Quarter	3,090	6.7	150	135	504.7
3rd Quarter	3,468	6.6	238	187	1,584.9
4th Quarter	4,128	9.7	218	254	1,395.0
Total, 1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	10.4 ⁽¹⁾	283	421	1,313.8
4th Quarter	4,216	13.8	227	447	637.1
Total, 1953	16,441	46.8	937	1,546	2,482.7
1954					
1st Quarter	3,826	12.2	138	402	154.7
2nd Quarter	4,141	14.0	248	518	315.5

(1) Revised.

**TABLE 44. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954—Continued.**
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951	19.1	352	15.7	1,895	20,825
1952					
1st Quarter	2.1	126	1.4	363	4,022
2nd Quarter	3.7	124	2.4	400	4,711
3rd Quarter	5.1	91	4.8	408	3,523
4th Quarter	5.6	93	4.2	494	4,967
Total, 1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407
4th Quarter	8.1	269	6.4	595	4,829
Total, 1953	30.3	677	21.9	2,096	21,200
1954					
1st Quarter	6.0	259	3.1	481	4,840
2nd Quarter	9.0	310	4.2	596	5,604

**TABLE 44. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954—Concluded.**
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951	2,295	140	28,808	8,014	69.5
1952					
1st Quarter	178	26	11,683	1,084	8.4
2nd Quarter	527	28	40,366	3,489	8.2
3rd Quarter	1,418	64	35,568	3,980	9.3
4th Quarter	1,558	200	109,246	5,981	10.3
Total, 1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4
4th Quarter	2,971	111	44,174	11,057	14.3
Total, 1953	8,525	327	60,644	31,241	54.1
1954					
1st Quarter	1,241	33	7,310	7,300	8.1
2nd Quarter	5,083	142	21,242	11,413	13.2

(1) Data for the period 1945–1947 are not available.

**TABLE 45. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{4}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951	3,433.1	6,140	55.1	2,589	73,941
1952					
1st Quarter	756.3	790	14.4	524	8,463
2nd Quarter	949.0	775	12.3	630	14,875
3rd Quarter	791.2	766	9.4	349	31,823
4th Quarter	840.1	715	12.8	610	25,546
Total, 1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	547 ⁽¹⁾	24,703
3rd Quarter	879.8 ⁽¹⁾	1,110	11.9	528	40,532
4th Quarter	850.2	1,145	8.0	500	28,215
Total, 1953	3,372.2	4,425	47.5	2,071	106,522
1954					
1st Quarter	774.1	966	7.2	398	14,366
2nd Quarter	905.1	1,495	11.5	550	20,560

(1) Revised.

**TABLE 45. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 – JUNE, 1954—Concluded.**
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951	2.6	3.8	170	7,998
1952				
1st Quarter	.1	.5	8	1,137
2nd Quarter	.7	.9	253	1,064
3rd Quarter	1.6	1.0	31	826
4th Quarter	1.9	.9	34	746
Total, 1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	27 ⁽¹⁾	878
3rd Quarter	9.5	1.1	0	1,028
4th Quarter	1.9 ⁽¹⁾	1.0	35	940
Total, 1953	16.8 ⁽¹⁾	3.6	88 ⁽¹⁾	3,574
1954				
1st Quarter	.2 ⁽¹⁾	.5	25 ⁽¹⁾	780
2nd Quarter	12.5	1.1	61	1,042

(1) Revised.

**TABLE 46. PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954.**
(Thousands of Tons)

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951	215.4	112.6	163.0	90.3	53.4	130.4
1952						
1st Quarter	46.1	30.8	40.8	23.8	7.8	25.7
2nd Quarter	40.5	27.2	38.6	22.4	10.5	19.7
3rd Quarter	44.9	26.6	25.0	18.3	10.1	18.6
4th Quarter	45.2	26.9	34.4	17.2	13.6	19.5
Total, 1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7
4th Quarter	55.3	27.2	32.1	20.1	12.1	29.3
Total, 1953	212.0	108.9	133.6	70.5	51.0	89.8
1954						
1st Quarter	(1)	26.2	24.4	16.3	14.0	21.7
2nd Quarter	(1)	28.6	28.5	21.7	16.3	27.5

(1) Not available.

TABLE 47. SALES AND STOCK OF SELECTED IRON AND STEEL
BUILDING MATERIALS, CANADA, 1949 — JUNE, 1954.
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951	167.3	11.5	88.3	14.9	44.5	4.8
1952						
1st Quarter	35.4	15.2	21.7	18.2	6.1	5.0
2nd Quarter	42.0	11.1	23.4	14.0	10.3	4.0
3rd Quarter	28.2	8.1	18.8	22.4	11.4	2.4
4th Quarter	34.4	8.6	14.9	15.1	13.6	4.2
Total, 1952	140.0	—	78.8	—	41.4	—
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.0	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8
4th Quarter	29.6	13.0	16.8	14.7	11.9	6.8
Total, 1953	129.2	—	70.9	—	44.3	—
1954						
1st Quarter	23.1	14.4	14.2	16.8	7.4	18.3
2nd Quarter	29.3	10.8	22.6	15.9	14.2	10.4

**TABLE 48. IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — JUNE, 1954.
(In Units Specified)**

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.3	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952								
1st Quarter	80.7	2,145	1,860	39,092	1.6	34.4	310	785
2nd Quarter	50.2	882	1,523	50,750	1.4	72.4	297	178
3rd Quarter	43.7	2,098	1,219	17,045	1.2	5.6	409	18
4th Quarter	63.3	226	2,007	30,802	2.4	1.8	212	149
Total, 1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948	2.0	0	131	30
2nd Quarter	65.3	853	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3
4th Quarter	76.1	1,758	1,972	33,197	.9	.5	158	—
Total, 1953	265.3	4,607	9,253	113,759	4.8	7.6	416	66
1954								
1st Quarter	96.5	1,213	2,047	15,398	.3	.1	36	3
2nd Quarter	72.9	2,817	1,430	8,737	.2	.3	28	7

(1) Data for 1945 are not available.

**TABLE 49. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRY, CANADA,⁽¹⁾
1946 — JULY, 1954.**

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87
October	129,023	7,828	60.67
November	122,414	7,432	60.71
December	118,215	7,193	60.85
Annual Average, 1953	122,569	7,247	59.13
1954			
January	113,563	6,462	56.90
February	113,797	6,738	59.21
March	114,885	7,059	61.44
April	115,537	7,088	61.34
May	116,136	7,175	61.78
June	122,640	7,345	59.89
July ⁽²⁾	127,231	7,798	61.29

(1) As reported by employers with 15 or more employees.

(2) Preliminary.

**TABLE 50. NON-SEASONAL LAYOFFS IN THE BUILDING MATERIAL INDUSTRY,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — JULY, 1954.**

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952	56	3,111	2,089	159	863
1953					
1st Quarter	5	334	239	95	—
2nd Quarter	6	183	78	50	55
3rd Quarter	13	638	405	50	183
4th Quarter	25	2,017	974	32	1,011
Total, 1953	49	3,172	1,696	227	1,249
1954					
January	8	620	60	300	260
February	4	130	—	100	30
March	7	620	200	—	420
1st Quarter	19	1,370	260	400	710
April	9	582	110	250	222
May	6	193	18	—	175
June	6	324	—	—	324
2nd Quarter	21	1,099	128	250	721
July	5	233	55	—	178

(1) See p. 111.

**TABLE 51. STRIKES AND LOCKOUTS IN THE BUILDING MATERIAL INDUSTRY,
CANADA, 1945 — JUNE, 1954.**

Period	Building Material Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days
1945.....	17	2,687	10,703
1946.....	23	39,684	1,459,840
1947.....	25	3,037	58,049
1948.....	11	1,187	7,405
1949.....	10	890	11,420
1950.....	19	7,295	69,344
1951.....	23	1,705	19,081
Total, 1952 ⁽¹⁾	17	2,652	25,452
1953			
March.....	2	87	150
June.....	1	40	1,000
September.....	4	1,892	6,960
December.....	—	—	—
Total, 1953 ⁽¹⁾	13	3,214	18,160
1954			
March.....	—	—	—
June.....	—	—	—

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes and number of workers involved need not equal the sums of the respective monthly figures.

Section 5. Building Labour

TABLE 52. EMPLOYMENT,⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY, CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA, 1945-JULY, 1954.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	All Industries	Con-struction ⁽³⁾ Industry	Non-Agricultural Industries	All Industries	Con-struction Industry	Non-Agricultural Industries
	Occupation ²	Industry							
1945	-	145	3,277	4,411	-	70	72	-	3,347
1946	-	241	3,438	4,699	8	113	125	249	3,551
1947	-	254	3,660	4,823	8	87	91	262	3,747
1948	259	293	3,738	4,915	9	104	81	302	3,842
1949	347	348	3,860	4,970	18	136	101	366	3,996
1950	337	338	3,993	5,043	30	137	139	368	4,130
1951	325	352	4,175	5,172	19	82	83	371	4,257
1952	313	344	4,283	5,166	30	130	134	374	4,413
1953									
March	276	284	4,221	5,020	39	168	172	323	4,389
June	330	373	4,397	5,297	16	89	90	389	4,486
September	340	387	4,416	5,314	15	83	84	402	4,449
December	288	330	4,323	5,085	50	183	190	380	4,506
Annual Average	310	348	4,341	5,189	29	132	136	377	4,468
1954									
January	240	262	4,207	4,962	84	271	280	346	4,478
February	241	260	4,159	4,918	89	302	312	349	4,461
March	239	268	4,134	4,918	85	311	318	353	4,445
April	255	284	4,135	4,954	76	296	303	360	4,431
May	285	335	4,289	5,175	42	212	217	377	4,501
June	312	372	4,380	5,277	32	180	185	404	4,560
July	331	380	4,375	5,384	30	167	172	410	4,542

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 112).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

**TABLE 53. EMPLOYMENT IN THE CONSTRUCTION INDUSTRY,
PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS,
BY NUMBER OF HOURS WORKED PER WEEK, CANADA,
MARCH, 1949 — JUNE, 1954.**

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951	5.9	7.8	47.3	30.2	8.7	41	14,355
1952							
March 1	11.9	7.8	48.1	25.8	6.4	38	11,249
May 31	4.2	6.2	48.3	30.1	11.2	42	15,004
August 16	7.0	5.3	45.5	31.0	11.2	42	16,651
December 13	7.7	10.5	54.4	23.4	4.0	39	12,563
Annual Average	7.7	7.4	49.1	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541
December 12	5.5	10.9	57.0	21.5	5.2	39	13,000
Annual Average	5.0	6.8	54.9	25.8	7.5	41	14,108
1954							
January 23	13.0	8.0	52.3	22.5	4.2	37	9,595
February 20	5.0	9.1	56.9	20.8	4.2	38	9,851
March 20	7.1	6.4	59.7	21.3	5.5	39	10,538
April 17	5.6	47.5	30.7	12.3	3.9	34	9,737
May 22	3.5	6.6	57.6	24.8	7.5	41	13,828
June 19	3.2	6.7	57.5	23.9	8.7	42	15,440

(1) For qualitative note see p. 112.

TABLE 54. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA,⁽¹⁾ 1945 — JULY, 1954.

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	53.8	88.8
1946	65,386	2,230	33.97	69.5	88.2
1947	88,124	3,322	37.41	85.6	95.7
1948	100,726	4,192	41.41	95.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	102.4	101.5
1951	134,147	7,077	52.76	110.2	108.8
1952	143,796	8,619	59.94	122.5	111.6
1953					
January	136,222	7,331	53.82	111.3	113.0
February	128,781	8,216	63.80	101.9	110.3
March	125,331	8,201	65.44	93.7	110.0
April	125,922	8,158	64.78	95.9	110.0
May	133,793	8,737	65.31	108.5	110.9
June	142,768	9,365	65.59	119.0	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September ⁽³⁾	175,613	11,761	66.97	141.3	116.6
October	172,172	11,836	68.74	138.5	116.9
November	166,349	11,193	67.29	133.9	115.9
December	155,867	10,392	66.67	125.5	114.1
Annual Average	150,467	9,616	64.90	121.2	113.4
1954					
January	142,647	8,347	58.52	114.3	109.9
February	127,089	8,346	65.67	101.8	107.0
March	122,803	8,388	68.30	99.7	106.6
April ⁽³⁾	122,108	8,220	67.21	99.7	105.6
May	130,098	8,657	66.55	105.9	106.2
June	140,768	8,972	63.74	114.4	109.0
July ⁽⁴⁾	148,495	9,825	66.16	120.7	111.5

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1951 represent annual averages.

(3) Revised.

(4) Preliminary.

**TABLE 55. NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 - JULY, 1954.**

Period	Number of ⁽²⁾ Hourly Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53
December	121,601	40.8	4,963	161.3	65.81
Annual Average	119,707	40.7	4,883	156.8	63.82
1954					
January	102,138	33.7	3,443	163.3	55.03
February	90,972	38.5	3,504	165.1	63.56
March	88,654	40.1	3,559	166.0	66.57
April	91,901	39.9	3,667	164.0	65.44
May	98,695	39.6	3,912	163.3	64.67
June	107,005	38.1	4,080	161.5	61.53
July ⁽³⁾	114,290	40.7	4,651	159.2	64.79

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Preliminary.

**TABLE 56. LABOUR INCOME IN THE CONSTRUCTION INDUSTRY
AND TOTAL LABOUR INCOME, CANADA,⁽¹⁾
1945 - JUNE, 1954.**

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951.....	622	545	9,676	8,518
1952.....	751	647	10,743	9,228
1953				
January.....	58	50	928	802
February.....	56	49	920	796
March.....	57	50	924	805
1st Quarter.....	171	149	2,772	2,403
April.....	63	55	949	828
May.....	72	63	969	847
June.....	72	63	979	852
2nd Quarter.....	207	181	2,897	2,527
July.....	76	66	986	854
August.....	81	70	993	858
September.....	82	71	1,012	871
3rd Quarter.....	239	207	2,991	2,583
October.....	83	71	1,009	865
November.....	76	65	995	856
December.....	69	60	989	855
4th Quarter.....	228	196	2,993	2,576
Total, 1953	845	733	11,653	10,089
1954				
January.....	56	48	941	813
February.....	54	47	947	818
March.....	54	47	941	815
1st Quarter.....	164	142	2,829	2,446
April.....	59	51	954	825
May.....	67	58	975	844
June.....	70	60	1,000	861
2nd Quarter.....	196	169	2,929	2,530

(1) Includes Newfoundland from 1949.

**TABLE 57. UNFILED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
1945—JULY, 1954.**

As at Date of Reporting Closest to (a) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,414	5,290	4,305	1,603	11,719	6,983
1946	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,600	8,866	2,638	2,199	7,238	11,065
1947	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,304	4,419	4,858	8,129	12,222
1948	411	265	1,715	6,081	246	1,825	200	62	268	532	183	785	3,023	9,550	1,902	6,334	4,925	15,884
1949	233	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,334	940	10,096	2,357	25,430
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,837	1,368	12,848	2,623	33,685
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,625	17,817	1,832	10,309	3,457	28,126
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,619	23,353	1,377	14,923	2,996	38,276
1953																		
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
June	200	517	754	6,417	277	8,822	61	162	180	851	448	1,223	1,920	9,902	1,651	10,840	3,571	20,832
September	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
December	90	2,521	89	30,169	47	7,528	15	801	75	2,011	195	8,658	511	51,688	147	62,065	658	113,753
Annual Average	192	1,406	442	16,748	150	3,418	52	416	192	1,227	240	3,272	1,268	26,487	1,142	24,489	2,410	50,976
1954																		
January	39	4,439	131	42,787	54	9,063	5	1,317	65	3,025	155	11,553	449	72,184	285	82,186	734	154,370
February	61	4,644	167	44,548	51	8,626	12	1,262	82	3,577	143	11,794	516	74,451	303	84,222	819	158,673
March	82	3,949	146	41,748	62	6,881	17	1,289	74	3,763	137	11,571	518	69,204	278	82,040	796	151,244
April	100	2,676	268	31,625	164	4,682	45	992	58	3,386	288	9,476	921	52,857	1,007	60,686	1,928	113,523
May	86	1,341	391	15,951	229	1,781	64	442	87	2,416	285	5,873	1,145	27,808	813	31,787	1,958	59,595
June	185	932	364	11,454	149	1,371	81	287	82	1,982	260	5,043	1,121	21,069	762	26,216	1,883	47,285
July	196	625	349	8,512	140	1,380	89	175	86	1,531	221	3,828	1,081	16,047	634	20,452	1,715	36,499

(1) Data for period 1945-1952 are annual averages.

**TABLE 58. APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾
AND GRADUATES, CANADA, 1946—JUNE, 1954.**

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1946	80	11	289	50	79	18	31	2	499	51	584	65	248	39	1,810	236
1947	357	28	1,151	172	291	42	161	14	1,182	116	1,170	200	559	70	4,871	642
1948	675	211	1,537	437	297	87	248	54	1,555	161	1,342	346	629	163	6,283	1,459
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	347	93	967	233	171	28	270	59	1,578	324	1,358	349	594	112	5,285	1,198
1952	321	69	946	215	156	35	264	66	1,647	276	1,494	289	589	113	5,417	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396
4th Quarter	339	13	974	26	159	3	204	8	1,227	37	1,740	59	540	13	5,183	159
Total, 1953	—	64	—	184	—	29	—	72	—	325	—	300	—	99	—	1,073
1954																
1st Quarter	375	22	1,024	45	192	7	244	15	1,455	82	1,891	91	606	21	5,767	283
2nd Quarter	354	7	1,012	32	167	6	218	4	1,865	90	1,941	59	634	12	6,191	210

(1) At beginning of period.

**TABLE 59. IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE,
CANADA, 1945 — JUNE, 1954.**

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Other Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	3,969	6,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290
4th Quarter	292	483	181	46	89	302	64	1,457	113	1,570
Total, 1953	1151	2,376	891	171	545	1,468	282	6,884	819	7,703
1954										
1st Quarter	243	464	159	27	123	270	55	1,341	2,269	3,610
2nd Quarter	704	1,279	517	103	278	712	109	3,702	208	3,910

TABLE 60. STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1954.

Period	The Building Industry			All Industries		
	Number of Strikes	Number of Workers	Time Lost in Working Days	Number of Strikes	Number of Workers	Time Lost in Working Days
1945	5	325	2,848	197	96,068	1,457,420
1946	12	892	6,535	228	139,474	4,516,393
1947	32	6,057	44,262	236	104,120	2,397,340
1948	18	3,322	39,546	154	42,820	885,793
1949	13	3,602	41,120	137	51,437	1,063,667
1950	12	2,258	28,836	161	192,153	1,389,039
1951	31	7,260	63,569	373	128,620	901,739
Total, 1952	51	29,687	343,866	222	120,818	2,879,955
1953						
March	4	1,056	2,247	21	5,450	33,018
June	2	250	1,475	31	6,452	57,346
September	3	351	1,845	37	16,445	126,131
December	1	22	20	25	11,257	264,745
Total, 1953 ⁽¹⁾	22	5,397	31,357	166	54,391	1,322,929
1954						
March	2	90	360	12	1,722	13,945
June	1	5	15	20	10,157	86,085

(1) Since some strikes overlap from one month to another, annual totals of the number of strikes and number of workers involved need not equal the sums of the respective monthly figures.

Section 6. Building Costs

TABLE 61. INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF CONSTRUCTION MATERIAL PRICES, CANADA, 1945—JULY, 1954.
(1949=100)

Period	Lumber and its Products	Cement, Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Non-Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2	67.5	65.0	71.4
1946	62.7	80.3	80.1	80.3	88.2	76.7	70.6	67.4	72.4	67.8	75.0
1947	75.1	86.4	88.3	94.4	90.9	90.4	80.5	85.0	81.9	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.4	103.4	108.5	97.3	98.8	123.6	101.7	106.4	103.7	106.4	105.0
1951	131.9	110.9	119.7	110.1	106.9	123.8	116.5	122.3	121.8	125.5	118.6
1952	129.1	117.7	129.3	108.5	108.9	114.3	119.6	122.3	129.5	124.9	123.2
1953											
January	128.2	119.8	132.1	109.0	109.3	113.9	118.3	121.7	131.0	124.4	124.6
February	127.1	119.8	132.1	108.8	109.3	113.9	118.3	121.7	131.0	124.5	124.7
March	127.8	119.8	136.2	108.8	109.3	113.9	117.5	125.7	131.0	124.9	124.9
April	127.4	119.4	136.2	108.6	109.3	113.9	119.6	125.7	131.0	124.7	124.8
May	127.4	119.4	137.4	109.0	109.3	113.9	117.7	121.0	131.0	124.7	124.7
June	128.3	119.4	137.4	112.9	109.3	115.5	117.3	121.0	131.0	124.6	124.6
July	128.2	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.6	124.7
August	128.1	119.4	137.4	113.9	108.1	115.3	116.8	121.1	131.0	124.5	124.5
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	123.2	123.6
October	126.2	119.4	137.4	114.5	108.1	115.3	112.9	128.1	132.2	122.9	123.8
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	122.5	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	123.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	116.2	122.4	131.4	123.9	124.4
1954											
January	124.3	120.9	137.4	114.9	108.0	114.0	113.0	120.1	132.1	121.6	123.2
February	123.8	120.9	137.4	114.9	108.0	117.4	113.0	119.0	129.9	121.4	123.1
March	123.3	120.1	137.4	114.9	109.2	117.4	112.9	117.5	129.9	121.0	122.9
April	123.3	119.5	137.4	114.2	109.2	117.3	113.1	120.7	129.9	121.1	122.6
May	123.3	118.9	137.4	115.2	109.2	117.3	112.2	120.7	129.9	121.0	121.1
June	124.3	118.9	137.4	115.9	109.2	119.0	112.2	121.1	130.3	121.7	121.2
July	124.9	118.9	137.4	116.6	109.2	122.4	111.4	121.1	130.3	122.0	121.2

TABLE 62. INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1946—JULY, 1954.
(1949=100)

Period	Bricklayers	Carpenters	Electricians	Painters	Plumbers	Sheet Metal Workers	Truck Drivers	Unskilled Construction Workers	All Construction Workers	All Industries (Including Holiday Pay Allowances)
1946	76.8	77.9	76.3	76.2	74.3	77.9	70.8	72.0	74.6	74.8
1947	84.6	85.5	83.4	81.8	80.4	84.8	84.2	83.7	84.0	85.0
1948	93.1	96.0	94.8	94.4	92.7	95.9	93.7	93.0	94.2	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.8	106.3	106.8	103.1	103.9	107.0	104.2	104.0	104.8	105.8
1951	113.9	119.9	118.0	116.1	114.5	118.3	116.0	119.1	118.6	114.7
1952	121.1	129.6	129.0	126.6	122.1	129.5	125.5	129.6	128.6	128.2
1953										
January	122.8	128.5	129.0	126.8	124.3	129.6	127.1	129.7	128.6	129.7
February	122.8	128.7	129.5	126.8	124.4	129.6	127.1	129.7	128.7	129.8
March	122.8	128.7	129.5	126.8	124.5	129.6	127.1	129.7	128.7	129.8
April	124.4	128.9	129.7	128.2	126.9	130.4	127.6	129.9	129.7	130.2
May	125.1	130.7	131.3	128.3	126.9	130.6	127.9	130.1	129.9	131.0
June	125.6	133.0	131.8	129.1	127.5	131.3	129.0	131.3	130.8	131.9
July	125.9	133.0	133.3	130.4	128.0	132.1	130.8	133.3	132.4	133.6
August	126.0	133.3	133.8	130.7	128.3	132.1	131.1	133.5	132.7	133.9
September	126.4	134.6	135.6	131.4	130.7	135.4	132.6	135.2	134.2	135.4
October	127.0	136.3	135.6	133.2	130.9	137.5	135.1	137.8	136.2	137.4
November	127.0	136.3	135.6	133.4	130.9	137.9	135.1	137.8	136.3	137.5
December	127.3	136.9	135.7	133.4	131.0	137.9	135.2	138.3	136.6	137.8
Annual Average	125.3	132.4	132.5	129.9	127.9	132.8	130.5	133.0	132.0	133.2
1954										
January	127.4	136.8	135.8	133.5	131.1	138.2	135.6	138.5	136.7	137.9
February	127.5	136.9	135.8	133.5	131.2	138.2	135.6	138.5	136.8	138.0
March	127.5	137.1	135.8	133.5	131.2	138.2	135.6	138.5	136.8	138.0
April	127.5	137.1	135.8	133.8	131.2	138.5	135.7	138.5	136.9	138.1
May	128.2	137.3	136.1	134.0	132.3	139.0	136.5	139.3	137.4	137.6
June	128.4	138.0	136.2	136.0	132.5	139.6	136.7	140.5	138.4	139.6
July	128.4	138.1	136.7	136.2	132.7	139.8	136.8	140.6	138.5	139.7

(1) Data for intervening months not available.
(2) Not yet available.

TABLE 63. COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF ALL COMMODITIES, 1945-JULY, 1954.
(1949=100)

Period	Composite Index Residential Building Materials	Non-Residential Building Materials	All Construction Workers Including Holiday Pay Allowances	Residential Building Materials and Wage Rates	Non-Residential Building Materials and Wage Rates	Wholesale Prices of All Commodities
1945	65.0	71.4	71.5	67.4	71.4	66.6
1946	67.8	75.0	75.9	70.8	75.3	70.0
1947	79.1	84.5	83.9	80.9	84.3	82.3
1948	95.4	95.9	94.2	95.0	95.3	97.5
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	106.4	105.0	105.5	106.1	105.2	106.5
1951	125.5	118.6	119.4	123.2	118.9	121.1
1952	124.9	123.2	129.6	126.7	125.4	114.0
1953						
March	124.9	124.9	129.8	126.7	126.6	111.9
June	124.6	124.6	131.9	127.3	127.1	111.8
September	123.2	123.6	135.4	127.7	127.7	111.7
December	122.0	123.6	137.8	127.9	128.6	110.5
Annual Average	123.9	124.4	133.2	127.4	127.4	111.8
1954						
January	121.6	123.2	137.9	127.7	128.3	110.9
February	121.4	123.1	138.0	127.6	128.3	110.5
March	121.0	122.9	138.0	127.4	128.2	110.3
April	121.1	122.6	138.1	127.5	128.0	109.9
May	121.0	121.1	138.6	127.6	127.2	110.1
June	121.7	121.2	139.6	128.4	127.6	109.8
July	122.0	121.2	139.7	128.6	127.7	109.6

**TABLE 64. CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT,
HOME OWNERSHIP AND SHELTER COST, CANADA, 1945 — JULY, 1954.**
(1949=100)

Period	Rent	Home ⁽¹⁾ Ownership	Shelter ⁽¹⁾ Cost	Total Consumers' Price Index
1945	91.1	—	—	75.0
1946	91.6	—	—	77.5
1947	94.9	—	—	84.8
1948	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0
1950	108.2	103.6	106.2	102.9
1951	114.5	114.4	114.4	113.7
1952	120.9	119.3	120.2	116.5
1953				
January	123.5	120.7	122.3	115.7
February	123.8	120.7	122.5	115.5
March	123.9	120.6	122.5	114.8
April	124.2	120.6	122.7	114.6
May	124.3	121.0	122.9	114.4
June	125.5	121.0	123.6	114.9
July	125.9	121.3	123.9	115.4
August	126.2	121.4	124.1	115.7
September	126.3	121.5	124.2	116.2
October	126.9	121.4	124.5	116.7
November	127.2	122.0	125.0	116.2
December	127.7	122.0	125.2	115.8
Annual Average	125.5	121.2	123.6	115.5
1954				
January	128.0	121.9	125.4	115.7
February	128.1	121.8	125.4	115.7
March	128.4	121.8	125.6	115.5
April	128.6	121.7	125.6	115.6
May	128.7	121.8	125.8	115.5
June	129.8	121.8	126.4	116.1
July	130.1	121.9	126.6	116.2

(1) Not available prior to 1949.

TABLE 65. ESTIMATED COST OF DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF DWELLING, CANADA, 1953, AND FIRST AND SECOND QUARTERS, 1954.

Period and Type of Dwelling	Average Estimated Costs ⁽¹⁾				Average Finished Floor Area Sq. Ft.	Average Construction Cost Per Square Foot \$
	Land \$	Construction \$	Other \$	Total \$		
1953						
Single 1-Storey	1,179	10,041	453	11,673	1,042	9.64
Single 1½-Storey						
Finished	1,241	10,066	493	11,800	1,218	8.26
Unfinished	1,256	9,480	359	11,095	918 ⁽²⁾	6.61
Single 2-Storey	1,313	11,335	493	13,141	1,347	8.41
Apartment	531	6,963	589	8,083	861	8.09
Other	1,253	12,542	570	14,365	1,645	7.62
1954						
1st Quarter						
Single 1-Storey	1,629	10,262	520	12,411	1,092	9.39
Single 1½-Storey						
Finished	1,795	10,537	609	12,941	1,264	8.33
Unfinished	1,438	9,290	475	11,203	1,169 ⁽²⁾	5.62
Single 2-Storey	1,642	11,316	563	13,521	1,320	8.57
Apartment	703	7,006	537	8,246	838	8.36
Other	953	8,553	348	9,854	1,036	8.26
2nd Quarter						
Single 1-Storey	1,628	10,594	444	12,667	1,087	9.74
Single 1½-Storey						
Finished	1,617	10,878	437	12,932	1,248	8.72
Unfinished	1,400	9,865	424	11,689	895 ⁽²⁾	7.22
Single 2-Storey	1,845	12,667	469	14,981	1,383	9.16
Apartment	695	6,904	520	8,119	871	7.93
Other	1,306	10,546	385	12,237	1,352	7.80

(1) Estimated by loan applicants.

(2) Total floor area including unfinished portion averaged 1,434 sq. ft. in 1953 and 1,497 in the first half of 1954.

TABLE 66. ESTIMATED COST OF SINGLE 1-STOREY DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF COST, CANADA, 1947 — JUNE, 1954.

Period	Average Estimated Costs ⁽¹⁾				Average Floor Area Sq. Ft.	Average Construction Cost Per Sq. Ft. \$
	Land \$	Construction \$	Other \$	Total \$		
1947	523	5,796	103	6,422	839	6.91
1948	570	6,685	124	7,379	877	7.62
1949	657	7,335	153	8,145	910	8.05
1950	835	8,171	209	9,215	974	8.39
1951	1,030	9,412	320	10,762	1,030	9.13
1952	1,179	9,641	374	11,194	1,024	9.41
1953						
1st Quarter	1,222	9,915	424	11,561	1,061	9.35
2nd Quarter	1,197	10,083	435	11,715	1,061	9.50
3rd Quarter	1,150	10,052	466	11,668	1,055	9.53
4th Quarter	1,155	10,031	483	11,669	1,070	9.38
Annual Average	1,178	10,034	453	11,665	1,061	9.45
1954						
1st Quarter	1,629	10,262	520	12,411	1,092	9.39
2nd Quarter	1,628	10,595	444	12,667	1,087	9.74

(1) Estimated by loan applicants.

**TABLE 67. PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS
BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER
OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION,
CANADA, 1946 - JULY, 1954.**

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	-	-	-	-	-	11.0
1947	-	-	-	-	-	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3
November	21	56	16	3	4	5.7
December	26	53	15	2	4	5.4
Annual Average	19	45	22	8	6	6.3
1954						
January	12	50	28	2	8	6.7
February	9	52	27	6	6	6.9
March	5	56	29	7	3	6.5
April	5	45	31	14	5	7.3
May	14	32	35	13	6	7.2
June	24	24	30	12	10	7.3
July	33	27	20	13	7	6.6

(1) Not available for 1946 and 1947.

**TABLE 68. BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945—JUNE, 1954.**

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952									
1st Quarter	46	417	848	9	190	328	451	3,792	6,285
2nd Quarter	36	269	578	14	309	518	374	4,061	5,301
3rd Quarter	17	250	480	9	183	296	264	2,432	4,886
4th Quarter	38	892	1,355	15	327	519	345	6,625	12,411
Total, 1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303
4th Quarter	37	686	1,186	10	194	247	527	10,583	18,729
Total, 1953	144	1,927	3,815	35	963	1,445	1,617	24,063	41,549
1954 ⁽²⁾									
1st Quarter	45	730	1,389	11	209	301	602	8,323	14,040
2nd Quarter	34	333	1,054	21	354	532	531	8,006	12,621

(1) See p. 115.

(2) Preliminary.

TABLE 69. INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945 - JULY, 1954.
(1939=100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951.....	277.3	188.6
1952.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0
August.....	288.7	177.2
September.....	274.1	166.9
October.....	271.6	165.5
November.....	278.3	168.0
December.....	280.9	167.4
Annual Average.....	284.4	175.6
1954		
January.....	288.5	171.6
February.....	291.8	178.9
March.....	290.1	181.6
April.....	303.8	191.6
May.....	328.4	198.5
June.....	327.3	197.8
July.....	337.1	199.3

PART III— SOURCES AND EXPLANATORY NOTES

Sources and Explanatory Notes

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

Part I. Charts

FIGURE 1.—Chart based on data shown in Table 1.

FIGURE 2.—Chart based on data shown in Tables 42 and 46.

FIGURE 3.—Chart based on data shown in Tables 61-63.

Part II. Tabular Material

TABLE 1. Sources of data shown in Table 1 are as follows:

1945	<i>Housing Statistics</i> , 1946, D.B.S.
1946	Data for completions obtained from <i>Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947</i> , D.B.S. Data for units under construction at the end of 1946 obtained from <i>Housing Bulletin No. 1</i> , March 1948, D.B.S.
1947	Data for completions obtained from <i>Supplement to Housing Statistics</i> , 1947, D.B.S. Data for units under construction at the end of 1947 obtained from <i>Housing Bulletin No. 1</i> , March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
1948-1949	Data obtained from monthly issues <i>Housing Bulletin</i> , D.B.S.
1950-1954	Data obtained from monthly issues <i>New Residential Construction</i> , D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1954 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 2. Actual data were obtained from the same sources as are shown for the material in Table 1. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

A seasonally adjusted annual series was prepared for each region, Atlantic, Quebec, Ontario, prairies, and British Columbia. These series were added together to obtain figures for Canada. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

TABLE 3. The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-1954 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 4. Sources are the same as for Table 1.

TABLE 5. Sources of data shown in Table 5 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1954 Sources are the same as for Table 1.

TABLE 6. Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 7. Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. A small number of dwellings built for employees of government departments are also included.

Privately-initiated housing with Federal Government assistance comprises starts of houses financed with loans under the National Housing Acts, the Farm Loan Act, 1927, and the Veterans' Land Act, 1942, and starts of houses financed with loans guaranteed under the Farm Improvement Loans Act, 1944 and the National Housing Acts.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of the National Housing Act, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 8. Data on Federal-provincial rental housing agreements, veterans' rental housing and armed service married quarters constructed by C.M.H.C. and Defence Construction (1951) Limited, are prepared by the Statistical and Accounting Departments of C.M.H.C. Data on armed service married quarters constructed by the Department of National Defence in the period 1949-1951 were prepared by the construction branches of that department. Information relating to housing for employees of Federal Government departments is estimated by the Economic Research Department, C.M.H.C., on the basis of information provided by the courtesy of the Department of Finance. Data on housing built under the capital assistance provisions of the Defence Production Act are provided by the Statistical Department, C.M.H.C.

TABLE 9. Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 10. Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installation of street lights and filling and grading of grounds.

TABLE 11. Data are from records of Accounting Division, C.M.H.C.

TABLE 12. Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947-1953 compiled by the Accounting Division, C.M.H.C. For the years 1947 and 1948, data on the number of housing units started, completed and under construction compiled by the Program Section, Construction Division, and for 1951-1954 by the Statistical Department, C.M.H.C.

TABLE 13. Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 14. Data for new residential construction, major improvements and alterations, repair and maintenance for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 64 and 77 on pages 252 and 281. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1953-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

New residential construction initiated by government enterprises includes housing under the veterans' rental program, Federal-provincial agreements under the National Housing Acts, and subdivision projects under the Veterans' Land Act. New residential construction initiated by Federal Government departments include armed service married quarters for the Department of National Defence together with housing for employees of other Federal Government departments.

TABLE 15. Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1954 housing data estimated by the Economic Research Department, C.M.H.C.

TABLE 16. Data for 1950 from *National Accounts Income and Expenditure* by Quarters 1947-1952, Research and Development Division, D.B.S. Data for the years 1951-1952 from *National Accounts, Income and Expenditure*, First Quarter, 1954, Research and Development Division D.B.S. Data for the years 1953-1954 from *National Accounts Income and Expenditure*, Second Quarter, 1954, Research and Development Division, D.B.S.

The seasonal adjustment differs from that of Table 2 in that no account is taken of regional differences in seasonal variation. The seasonal adjustment is made to the total value of privately-initiated new residential construction shown in the table.

TABLE 17. Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1951-1954 from *National Accounts Income and Expenditure*, Second Quarter 1954, Research and Development Division, D.B.S.

TABLE 18. Data from same sources as for Table 8.

TABLE 19. Data from 1940—February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1954, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 20. Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruc-

tion and Supply, Ottawa, 1946, pp. 40-41. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 63.

TABLE 21. Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 104 lending institutions comprising 39 life insurance companies, 32 trust companies, 17 loan companies, 7 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1952.

Data on loans by the chartered banks and the Quebec savings banks, under the National Housing Act, 1954, are from the Statistical Department, C.M.H.C.

TABLES 22, 23. Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 21.

TABLE 24. Data for joint and insured loans supplied by Statistical Department, C.M.H.C. Data for total loans compiled by Economic Research Department, C.M.H.C. from sources as outlined in Table 21. Conventional loan figures are obtained by deducting joint and insured loans from total loans. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint and insured loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so that error should not be large.

TABLE 25. Data supplied by the Statistical Department, C.M.H.C.

TABLES 26, 27, 28, 29. Data supplied by the Statistical Department, C.M.H.C.

TABLE 30. Data compiled by the Statistical Department, C.M.H.C. on a *net* basis. As a result allowances for cancellations, adjustments and reinstatements have been made in the month they were reported and negative figures may appear in a particular month, during which there were more cancellations reported than approvals made.

Whereas the data under the heading "Loans under N.H.A." comprise all rental insurance projects with N.H.A. loans approved at time of compilation, the data under the classification "with conventional loans" are residual and in addition to rental insurance. Projects without N.H.A. loans may include cases where an N.H.A. loan may be approved in a subsequent quarter.

TABLE 31. Data compiled by the Statistical Department, C.M.H.C.

TABLE 32. Data compiled by the Economic Research Department, C.M.H.C., from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1954 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-54.

TABLE 33. Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 34. Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 35. Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 36. Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1954 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages discharged, Greater Toronto Area, 1945-1954, reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1953, recorded in 10 land title offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*. 1953, p. 107.

Estimates for Ontario in 1953 and 1954 are based on data supplied for Greater Toronto.

TABLE 37. Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1953 estimated by the Economic Research Department C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 38. Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1952, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1953 and 1954 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 36.

TABLE 39. Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 40. Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1951-1954 from *National Accounts, Income and Expenditure* Second Quarter, 1954, Research and Development Division, D.B.S.

TABLE 41. Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of the production indexes, values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement

of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 42. Sources of data for building materials are as follows:

- Sawn Lumber:
 1945-1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.
 1953-1954 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.
- Hardwood Flooring:
 1946-1954 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.
- Wood Fibre Building Board:
 1945 By courtesy of the Forest Products Statistics Section, D.B.S.
 1946-1954 Monthly issues *Rigid Insulating Board Industry*, D.B.S.
- Building Brick and Structural Tile:
 (Data relates to face and common brick only)
 1945-1950 *Clay and Clay Products*, 1950, D.B.S.
 1951-1954 Monthly issues *Products Made from Canadian Clays*, D.B.S.
- Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:
 1945-1954 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Mineral Wool (Batts, Granulated and Loose):
 1945-1951 Annual issues *The Stone Industry in Canada*, D.B.S.
 1952-1954 Monthly issues *Mineral Wool*, D.B.S.
- Cement:
 1945-1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
 1954 Monthly issues *Cement and Cement Products*, D.B.S.
- Concrete Blocks Cement Pipe and Tile:
 1945-March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.
 April, 1949-1954 Monthly issues *Cement and Cement products*, D.B.S.
 Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.
- Gypsum Plaster; Wallboard; Lath:
 1945-1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.
 1953-1954 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S. The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster, etc.
- Builders' Hardware:
 1945-1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.
 1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C., based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.
- Domestic Heating Boilers; Cast Iron Radiators:
 1945-1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.
 1952-1954 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.
- Hot Water Storage Tanks:
 1945-1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.
 1952-1954 Monthly issues *Domestic Range Boilers*, D.B.S.
- Electric Hot Water Tank Heaters:
 1945-1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.
 1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C. from data, supplied by D.B.S., which represent the production of firms which, in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts:

1945-1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951-1954 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:

1948-1954 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945-1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952-1954 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 43. Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 44. Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 45. Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 46. Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1945-1951 Annual issues *Iron Casting Industry*, D.B.S.

1952-1954 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945-1954 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945-1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951-1954 Monthly issues *Nails Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945-1954 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 47. Data based on monthly reports supplied by courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 48. Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 49. Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payroll Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building materials, sanitary ware, mineral wool, sand and gravel.

TABLE 50. Data obtained by courtesy of the Economic and Research Branch, Department Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National

Employment Service. Layoffs occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for lay-off and second, because reports are not received for layoffs involving less than 50 workers or for those of less than two weeks duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however, do not directly reflect the demand and supply conditions in the market for building materials. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 51. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 52. Data for 1945-1951 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 35, 1953, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1952-1954 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 52 includes engineering as well as building construction, whereas Table 54 covers the building industry only.

The industry classification used in Table 53 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 53. Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy of the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of workers employed in the construction industry.

TABLE 54. Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945-1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950-1954 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945-1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947-1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951-1954 Monthly issues *Employment and Payrolls* D.B.S.

TABLE 55. Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 54.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 56. Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. Monthly data for 1951-1954 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 15 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 15 is intended to cover all construction expenditures, the estimates in Table 56 do not include: (1) expenditures by unincorporated own account contractors and builders, (2) construction outlay by railway and telephone companies, (3) repair and maintenance construction outlay on force account by non-construction companies, (4) construction outlay by Federal, provincial or municipal governments.

TABLE 57. Compiled by the Unemployment Insurance Section Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 58. Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 59. Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 60. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 61. The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes* D.B.S. Indexes of prices of building materials obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price*

Indexes, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index of residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 62. Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1939-1952. The intervening monthly indexes for 1953 and 1954 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1945-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1954. The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1951 census.

The index for all industries for the years 1945-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 63. Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential materials index shown in Table 61 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 62. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 61 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 62. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

TABLE 64. Data are obtained from monthly issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLES 65, 66. Data compiled by the Statistical Department, C.M.H.C.

TABLE 67. Data for 1946 and 1947 obtained from *Annual Report, 1947*, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1954 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 68. Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in this table covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in this table.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 69. Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1954 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953 and 1954.
- (3) Data converted from a 1935-1939 to a 1939 base.

INDEX OF CONTENTS

	PAGE
Apprenticeship training, construction trades.....	20, 91
Bankruptcies.....	21, 101
Banks.....	13, 15, 46, 50
Births.....	17, 62
Building materials:	
costs.....	20, 21, 94, 96
companies, stock prices.....	22, 102
exports.....	21, 77-79, 81
imports.....	74-76, 81
iron, production of.....	79
iron, shipments.....	81
price indexes.....	20, 21, 94
production.....	17, 18, 66-70, 79
sales.....	18, 71-73, 80
steel, production of.....	79
steel, shipments.....	80
stocks.....	18, 71-73
Building permits issued, residential.....	43
Canadian Farm Loan Act, 1927.....	16, 57
Completions:.....	11, 25, 26, 28-30, 32
completed dwellings unsold.....	30
completion time.....	100
Consumers' Price Index.....	97
Contracts Awarded, residential.....	44
Costs, building:	
dwelling, by type of.....	21, 98, 99
non-residential building materials.....	94, 96
residential building materials.....	20, 21, 94, 96
shelter.....	97
wage rates of construction workers.....	20, 21, 95, 96
wholesale prices.....	96
Deaths:	
to married persons.....	61
total.....	62
Domestic Disappearance:	
building materials, index of.....	65
Earnings:	
building industry.....	18, 20, 87, 88
building material industry.....	82
construction industry.....	89
Employment:	
all industries.....	85
building industry.....	18, 87
building material industry.....	82
construction industry.....	18, 85, 86
non-agricultural industries.....	85, 87
Expenditures:	
armed service married quarters.....	13, 37, 42
federal-provincial housing.....	13, 35, 42
government departments, housing for.....	38
government enterprises, housing for.....	38
gross national.....	41
improvements, residential.....	38

	PAGE
new residential construction.....	38-41
non-residential construction.....	40
personal.....	41
private residential construction.....	38, 40
public residential construction.....	38, 42
repair, residential.....	38, 39
Veterans' Land Act, 1942.....	56
Veterans' Rental Housing.....	36, 42
Farm Housing:	
Canadian Farm Loan Act, 1927.....	57
completions.....	28
Farm Improvement Loans Act, 1944.....	58
Quebec Farm Credit Bureau.....	59
starts.....	27
Veterans' Land Act, 1942.....	56
Farm Improvement Loans Act, 1944.....	58
Federal-Provincial Agreements:	
housing projects.....	33
land assembly projects.....	34
Gross Domestic Investment.....	41
Gross National Expenditure.....	41
Gross National Product.....	64
Home ownership, index of costs.....	97
House-building activity:	
completions.....	25, 26, 28-30, 32
distribution of units, completed and unsold.....	30
privately-initiated.....	12, 31
publicly-assisted.....	11
publicly-initiated.....	12, 31, 32
starts.....	25-27, 31, 32
under construction.....	25
Immigration:	
building labour.....	92
total.....	62, 63
Income:	
building industry.....	87, 88
building material industry.....	82
construction labour.....	89
national.....	64
personal.....	64
total labour.....	89
Institutional Mortgage Lending:	
conventional.....	48, 54
N.H.A.....	49-51, 53, 54
total.....	45-48
Labour:	
apprenticeship training.....	91
earnings.....	82, 87-89
employment.....	82, 85-87
immigration, building labour.....	92
income.....	82, 87-89
strikes.....	84, 93
unemployment.....	85
unfilled vacancies.....	90
unplaced applicants.....	90

	PAGE
Land, cost of	98, 99
Layoffs	83
Life Insurance Companies	46, 50
Loan Companies	46, 50
Mortgage Lending:	
Canadian Farm Loan Act, 1927	57
conventional loans	48, 54
Farm Improvement Loans Act, 1944	58
National Housing Acts	49-55
Quebec Farm Credit Bureau	59
Veterans' Land Act, 1942	56
total	45-48
Mortgage registrations and discharges:	
Greater Toronto	60
Province of Ontario	60
National Housing Acts:	
corporation loans	49, 50
cost of dwellings	98, 99
dwellings, type of	52, 53
federal-provincial agreements	33-35
insured loans	48, 49
joint loans	48, 49
lender, type of	50
limited dividend corporations	51
loans for home ownership	51
loans for rental purposes	51
loans to builders	51
primary industries	51
rental guarantee plan	54
Population:	62
births	62
deaths	62
family formation	61
immigration	62
marriages	62
Prices:	
common stocks, industrial	102
common stocks, building material industry	102
construction materials (see Costs, Building)	
consumers' price index	97
home ownership, index of costs	97
rent, index of	97
shelter, index of costs	97
wholesale price index	96
Privately-initiated housing:	12, 31
Publicly-assisted housing:	11
Publicly-initiated housing:	12, 31
armed services married quarters	31
federal-provincial agreements	33, 34
government departments	38
government enterprises	38
veterans' rental	36
Rent, Index of:	97
Residential building materials, wholesale prices:	94, 96
Residential, new construction, value of:	38-41

	PAGE
Shelter, index of.....	97
Strikes:	
all industries.....	84, 93
building material industry.....	84
Trust Companies.....	46, 50
Unemployment:	
all industries.....	85
construction industry.....	85
non-agricultural industries.....	85
Wages:	
building industry.....	87, 88
building material industry.....	82
construction workers, index of wage rates.....	95, 96

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HOUSING IN CANADA

3RD QUARTER
1954

CONTENTS

	Page
Foreword	3
List of Tables and Charts	5
Part I.—Summary	9
Part II.—Tabular Material	23
1. House Building Activity.....	25
2. Real Estate Lending.....	44
3. Population and Income.....	60
4. Building Materials.....	64
5. Building Labour.....	84
6. Building Costs.....	93
7. Building Industry.....	100
Part III.—Sources and Explanatory Notes	103
Index	117

FOREWORD

Housing in Canada is published quarterly and is designed to provide information on the housing situation, particularly the rate of new house building.

The report is arranged in three parts. A textual summary is presented in Part I highlighting the statistical material contained in Part II. Part III provides source notes for the statistical data and explanatory notes where interpretation of the series seems appropriate.

A new table appears in this issue. Table 29 shows the number of home-owner borrowers, under the National Housing Acts, by family income group. Also shown in the table are data on average loan amounts, down-payments and dwelling costs for these borrowers.

Some of the material incorporated in this report is obtained from original sources with other data supplied by various Federal Government departments, and by the Quebec Government through its Farm Credit Bureau. This co-operation has greatly facilitated the preparation of this publication and is gratefully acknowledged.

**Economic Research Department,
Central Mortgage and Housing Corporation.**

Ottawa, December, 1954.

LIST OF TABLES

TABLE

PAGE

House Building Activity

1. Number of New Dwellings Started, Completed and Under Construction, Canada, 1945 — October 1954.....	25
2. Dwellings Started and Completed in New Structures, Actual and Seasonally Adjusted Annual Rates, by Quarter, Canada, 1949 — September, 1954.....	26
3. Number of New Permanent Dwellings Started by Urban and Rural Areas, Canada, 1947 — October, 1954.....	27
4. Number of New Permanent Dwellings Completed by Urban and Rural Areas, Canada, 1947 — October, 1954.....	28
5. Number of New Permanent Dwellings Completed by Type of Unit, Canada, 1947 — October, 1954.....	29
6. Distribution of New Completed Dwellings Unsold, by Number of Months Unsold, and Average Number of Months Unsold, Metropolitan Areas and Other Major Cities, Canada, 1950 — October, 1954.....	30
7. Number of Dwellings in New Structures Started, Publicly-Initiated, and Privately-Initiated, With and Without Federal Government Assistance, Canada, 1949 — September, 1954.....	31
8. Publicly-Initiated Housing, Dwellings Started and Completed, Canada, 1949 — September, 1954.....	32
9. Federal-Provincial Housing Operations Under the National Housing Acts, Canada, 1950 — September, 1954.....	33
10. Federal-Provincial Land Assembly Operations Under the National Housing Acts, Canada, 1950 — September, 1954.....	34
11. Expenditures on Federal-Provincial Housing and Land Assembly Operations under the National Housing Acts, Canada, 1950 — September, 1954.....	35
12. Armed Service Married Quarters, Construction Operations by Central Mortgage and Housing Corporation, Number of Dwellings Started, Completed and Under Construction, and Actual Expenditures, Canada, 1949 — September, 1954.....	36
13. Expenditures on New Residential Construction by Type of Initiation, Major Improvements, Repair and Maintenance, Canada, 1945 — September, 1954.....	37
14. Expenditures on New Construction, Major Improvements, Repair and Maintenance, Residential and Other Construction, Canada, 1945 — September, 1954.....	38
15. Private Expenditures on New Construction, Residential and Other, Actual and Seasonally Adjusted at Annual Rates, Canada, 1951 — September, 1954.....	39
16. Personal Expenditures, Government Expenditures, Gross Domestic Investment and Gross National Expenditure, Canada, 1945 — September, 1954.....	40
17. Publicly-Initiated Housing, Expenditures By Program, Canada, 1949 — September, 1954.....	41
18. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — September, 1954.....	42
19. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — September, 1954.....	43

Real Estate Lending

20. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, by Type of Loan, Canada, 1947 — September, 1954.....	44
21. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, by Type of Lender, Canada, 1947 — September, 1954.....	45
22. Gross Mortgage Loans Approved by Lending Institutions and Banks on New Non-Farm Residential Construction by Type of Dwelling, Canada, 1947 — September, 1954.....	46
23. Gross Joint, Insured and Conventional Mortgage Loans on Real Estate approved by Lending Institutions and Banks, by Type of Loan, Canada, 1949 — September, 1954.....	47
24. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Loan, Canada, 1949 — October, 1954.....	48
25. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Lender, Canada, 1950 — September, 1954.....	49
26. Number of Dwellings for which Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Borrower and by Type of Loan, Canada, 1949 — September, 1954.....	50
27. Lending Operations under the National Housing Acts, Analysis of Gross Loans Approved Showing Number of Dwellings by Type of Dwelling, Canada, 1951 — September, 1954.....	51
28. Lending Operations under the National Housing Acts, Analysis of Gross Loans Approved Showing Average Amount of Loan per Dwelling by Type of Dwelling, Canada, 1951 — September, 1954.....	52
29. Gross Family Income, Average Loan, Down Payment, and Dwelling Cost for Loans for Home Ownership, National Housing Acts, 1951 — September, 1954.....	53

TABLE	PAGE
30. Gross Numbers of Projects and Dwellings for Which Rental Guarantee Undertakings Issued Under the National Housing Acts, By Type of Loan, Canada, 1949 — September, 1954.....	54
31. Construction Operations Under the Veterans' Land Act, 1942, Number of New Dwellings Started Completed and Under Construction, and Expenditures, Canada, September 23, 1943 — September, 1954.....	55
32. Lending Operations under the Canadian Farm Loan Act, 1927, Canada, 1929 — September, 1954.....	56
33. Lending Operations under the Farm Improvement Loans Act, 1944, Canada, March 1945 — June, 1954.....	57
34. Operations under the Quebec Housing Act, Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 — September, 1954.....	58
35. Number of Mortgages Registered and Discharged and Real Estate Transfers Registered, Greater Toronto Area and Province of Ontario, 1945 — September, 1954.....	59

Population and Income

36. Net Family Formation and Number of Families, Canada, 1945 — September, 1954....	60
37. Number of Births, Deaths, Marriages, Divorces, Immigration and Total Population, Canada, 1945 — October, 1954.....	61
38. Number of Immigrants to Canada, by Sex, Marital Status and Age Group, 1945 — September, 1954.....	62
39. Gross National Product, Personal Income and Personal Savings, Canada, 1945 — September, 1954.....	63

Building Materials

40. Indexes of Production and Indexes of Domestic Disappearance of Construction Materials, by Lumber, Other Construction Materials and Total, Canada, 1945 — September, 1954.....	64
41. Production of Selected Building Materials, Canada, 1945 — September, 1954.....	65
42. Sales and Stocks of Selected Building Materials, Canada, 1949 — September, 1954....	70
43. Imports of Selected Building Materials, Canada, 1945 — September, 1954.....	73
44. Exports of Selected Building Materials, Canada, 1945 — September, 1954.....	76
45. Production of Selected Iron and Steel Building Materials, Canada, 1945 — September, 1954.....	78
46. Sales and Stocks of Selected Iron and Steel Building Materials, Canada, 1949 — September, 1954.....	79
47. Imports and Exports of Selected Iron and Steel Building Materials, Canada, 1945 — September, 1954.....	80
48. Employment and Weekly Payrolls in the Building Material Industry, Canada, 1946 — September, 1954.....	81
49. Non-Seasonal Layoffs in the Building Material Industry, Number of Establishments, and Number of Employees by Reason for Layoff, Canada, March, 1948 — September, 1954.....	82
50. Strikes and Lockouts in the Building Material Industry, Canada, 1945 — September, 1954.....	83

Building Labour

51. Employment, Unemployment, and the Labour Force, by Industry, Construction, Non-Agricultural and All Industries, Canada, 1945 — September, 1954.....	84
52. Employment in the Construction Industry, Percentage Distribution of Construction Workers, by Number of Hours Worked per Week, Canada, 1949 — September, 1954....	85
53. Employment and Weekly Payrolls in the Building Industry and Indexes of Employment in the Building and Non-Agricultural Industries, Canada, 1945 — September, 1954.....	86
54. Number of Hourly Wage Earners, Average and Total Number of Hours Worked per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — September, 1954.....	87
55. Labour Income in the Construction Industry and Total Labour Income, Canada, 1945 — September, 1954.....	88
56. Unfilled Vacancies and Unplaced Applicants in Construction Trades, 1949 — October, 1954.....	89
57. Apprenticeship Training in Construction Trades, By Number in Training and Graduates, Canada, 1949 — September, 1954.....	90
58. Immigration of Construction Workers By Trade, Canada, 1945 — September, 1954....	91
59. Strikes and Lockouts in the Building Industry and in All Industries, Canada, 1945 — September, 1954.....	92

TABLE	PAGE
Building Costs	
60. Indexes of Residential Building Material Prices and Composite Indexes of Construction Material Prices, Canada, 1945 — October, 1954.....	93
61. Indexes of Average Hourly Wage Rates in Construction Trades and in all Industries, Canada, 1946 — October, 1954.....	94
62. Composite Indexes of Wage Rates and Material Prices in the Construction Industry with Wholesale Prices of all Commodities, 1945 — October, 1954.....	95
63. Consumer Price Index with Sub-Indexes of Rent, Home-Ownership and Shelter Cost, Canada, 1945 — October, 1954.....	96
64. Estimated Cost of Dwellings Financed under the National Housing Acts by Type of Dwelling, Canada, 1953, September, 1954.....	97
65. Estimated Cost of Single 1-Storey Dwellings Financed Under the National Housing Acts, by Type of Cost, 1947 — September, 1954.....	98
66. Percentage Distribution of New Completed Dwellings by Number of Months Under Construction and Average Number of Months Under Construction, by Month of Completion, Canada, 1946 — October, 1954.....	99
Building Industry	
67. Bankruptcies in the Construction Industry, Building Material Industries and in all Industries, Canada, 1945 — September, 1954.....	100
68. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Eighty-Two Industrial Companies, Canada, 1945 — October, 1954.....	101

LIST OF CHARTS

FIGURE	PAGE
1. New Dwellings Started by Months, Canada, 1952 — October, 1954.....	12
2. Production of Twelve Selected Building Materials, Canada, Quarterly, 1950 — September, 1954.....	19
3. Indexes of Residential Material Prices, Wage Rates of Construction Workers and Combined Index of Material Prices and Wage Rates, Canada, January, 1951 — October, 1954.....	21

PART I— SUMMARY

SECTION 1.—House Building Activity

(See Tables 1-19)

The mid-year upswing in housing starts has continued with the result that, in the first ten months of the year, starts were 8.2 per cent higher than in the corresponding months of 1953. While completions were also higher, there were more dwellings under construction at the end of the period than the year before.

The main factor in the increase in housing starts was the effect of the new National Housing Act, 1954. The easier terms to borrowers under the new Act, together with high levels of income, continued population growth and fairly stable building costs, have contributed to the high level of demand for new housing. An easier supply of mortgage funds, largely attributable to the participation of the banks in mortgage lending under the new legislation, has enabled that demand to become effective. The result has been a rate of housing starts, in the third quarter, equivalent to 120,000 starts per year.

Starts of new dwellings, excluding conversions, totalled 97,424 in the first ten months of 1954, compared to 89,978 in the corresponding period of 1953. Completions of dwelling units were up from 74,516 to 79,326 units. The increase in housing starts has taken place since June; in the period July to October there were 51,026 housing starts, an increase of 18 per cent over the total of 43,232 for the corresponding period of 1953.

Dwellings under construction at the end of October showed an increase of 5.7 per cent over the end of October, 1953. This, together with the high current rate of starts, suggests that house building activity will continue strong in the first part of 1955.

Publicly-Assisted House Building

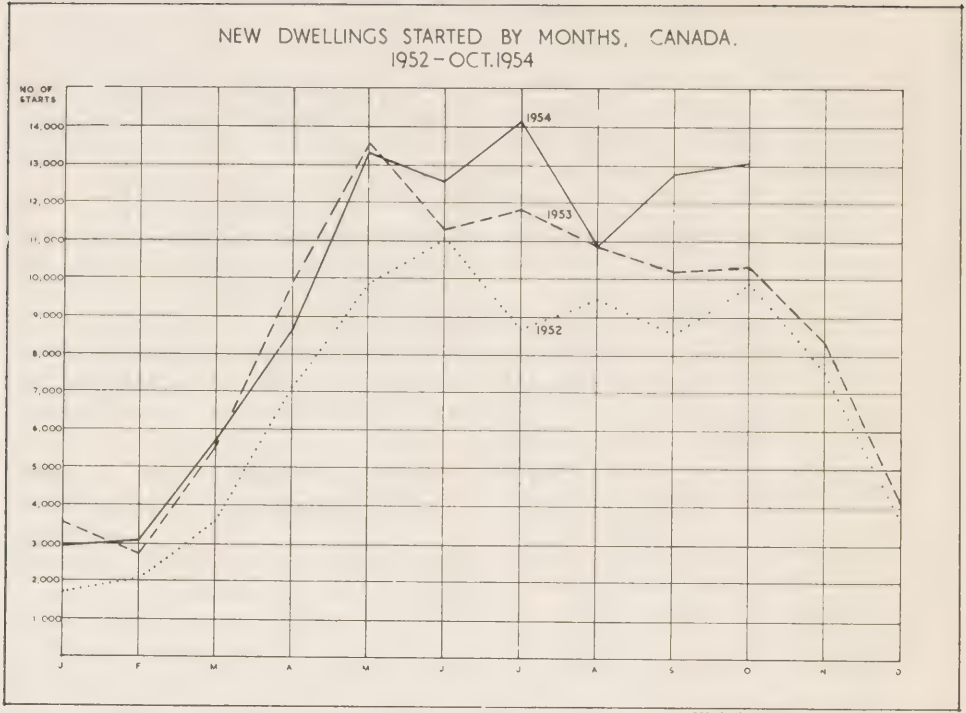
The proportion of total housing starts represented by those dwellings financed with some form of public assistance continued to increase in the third quarter of 1954. Starts of these dwellings totalled 15,941 or 42 per cent of all starts in the third quarter. In the second quarter the proportion was 31 per cent and in 1953, 37 per cent. Publicly-assisted dwellings include both publicly-initiated and privately-initiated dwellings. Public assistance to private house-builders is now provided mainly by means of insured loans under the National Housing Act, 1954. Assistance is also provided by means of direct loans under that Act together with direct loans under the Veterans' Land Act and the Canadian Farm Loan Act. Guarantees of loans are made available under the National Housing Act, 1954, and the Farm Improvement Loans Act, 1944. More detail about the particular forms of assistance to the privately-initiated sector is given in Section 2.

Type of Initiation

Privately-initiated housing starts increased by 16.4 per cent from 32,313 in the third quarter of 1953 to 37,488 in the third quarter of 1954. Starts of publicly-initiated dwellings were down by 28 per cent, from 612 to 441.

In the first nine months of 1954, publicly-initiated dwelling starts represented less than 1 per cent of the total house building program. In the corresponding period of 1953, the proportion was 2 per cent. The decline in these dwelling

FIGURE 1



starts reflects fewer starts under the Federal-Provincial agreements provided for in the National Housing Acts, and under the program for the provision of married quarters for the armed services.

Investment Expenditures

The value of investment in new residential construction, including major improvements and alterations, was \$342.2 million in the third quarter of 1954, 11.6 per cent higher than the \$306.6 million of the corresponding quarter of 1953. With little change in residential building costs between the two periods, the increase in the value of investment reflects a corresponding increase in volume. While new residential construction increased, new non-residential construction declined, with the result that the proportion of total construction represented by new residential construction went up from 27.7 per cent to 32.6 per cent between the third quarters of 1953 and 1954.

The increase in total new residential construction reflects a substantial increase in privately-initiated investment while publicly-initiated investment declined. Expenditures under all public housing programs declined from the third quarter of 1953 to that of 1954, from a total of \$8.4 million to \$3.8 million. Privately-initiated investment in new residential construction increased by 13.6 per cent from \$276.6 million to \$314.3 million over the same period.

Private investment in new residential construction represented a significant element of strength in the overall demand of the private sector of the economy. With private investment in non-residential construction and in machinery and

equipment down from a total of \$1,012 million to \$876 million, private new residential construction represented 22.0 per cent of gross domestic investment in the third quarter of 1954 compared to 12.4 per cent in the corresponding period of 1953. For the nine month period, January to September of 1954, the proportion was 23.7 per cent compared to 17.0 per cent in the first nine months of 1953.

SECTION 2.—Real Estate Lending

(See Tables 20-35)

The supply of funds for mortgage loans increased in the third quarter of 1954 to meet the higher level of demand for such loans. The value of all mortgage loans made by institutional lenders, including the banks, life and fire insurance companies, trust and loan companies, and fraternal benefit societies, went up by 81 per cent from \$157.4 million in the third quarter of 1953 to \$284.4 million in the third quarter of 1954. The corresponding increase for the second quarter was 59 per cent.

The greater part of the increase in mortgage lending was in loans for new residential construction under the National Housing Act, 1954, but conventional loans, both for new residential construction and for other purposes, were also higher.

The life insurance companies approved loans to the value of \$151.2 million in the third quarter of 1954 compared to \$115.5 million in the corresponding period of 1953. In the first nine months of 1954, the value of the mortgage loans approved by these companies amounted to \$404.4 million, an increase of 21 per cent from 1953 levels. When the government's share of joint loans under the old National Housing Act is excluded from these figures, the increase in the commitments of their own funds by the life companies was 35 per cent, from \$284.9 million in the first nine months of 1953 to \$386.2 million in the corresponding months of 1954. Over the same period, the value of mortgage loans approved by the trust and loan companies went up from 114.0 million to 145.9 million, an increase of 28 per cent. That portion representing the funds of these companies went up by 30 per cent from 112.0 million to 145.0 million.

Conventional Institutional Lending

The value of conventional institutional mortgage loans committed in the third quarter of 1954, at \$112 million, was 27 per cent higher than the \$88 million total of the third quarter of 1953. Loans on new residential construction were up from \$31 million to \$40 million and, in terms of units, from 6,431 to 7,923 units. Loans on other types of property increased from \$57 million to \$72 million.

The continued increase in conventional institutional loans on new residential construction has taken place despite a decline in the number of dwelling starts financed without public assistance. This would suggest that there has been a decline in the number of dwelling starts financed by non-institutional lenders, such as individual lenders, and by home-owners themselves.

The National Housing Acts

In the third quarter of 1954, and in October, the value of loans made under the National Housing Act, 1954, was more than twice as high as under the old Act in the corresponding period of 1953. This high level of lending brought the total value of loans under the new and old Acts together to \$424.2 million in the first ten months of 1954, 55.0 per cent more than under the old Act in the corresponding period of 1953. In terms of dwelling units, the increase for the ten month period was 37.0 per cent from 34,247 to 46,859 dwelling units, 35,400 dwelling units being financed under the new Act in the period March 22nd to the end of October.

Loans by Approved Lenders

Most of the loans made under the National Housing Act, 1954, in the third quarter, and indeed in the whole period of its operation, were made by approved lenders. The chartered banks and the Quebec savings banks made loans to the value of \$73.1 million, relating to 7,765 dwelling units, bringing the total value of their loans approved under the new Act to \$118.0 million, involving 12,496 dwelling units. The banks were admitted to the mortgage lending field under the terms of the new Act. The other approved lenders, of whom the life insurance companies are the largest, made loans under the Act to the value of \$185.4 million to the end of October. This represents an increase of 8 per cent over the operations of these companies under the old Act in the corresponding period of 1953. In terms of dwelling units, however, the loans made by approved lenders, other than the banks, declined from 19,584 to 17,896.

Corporation Loans

In the third quarter of 1954, Central Mortgage and Housing Corporation made direct loans to the value of \$10 million and relating to 1,399 dwelling units. This brought the total value of direct loans under the new Act to \$12.7 million, or 1,727 dwelling units, compared to \$36.8 million, or 5,191 dwelling units, under the old Act in the corresponding period of 1953.

Most of the direct loans committed in the third quarter of 1954 were to limited dividend housing corporations, loans being approved in respect of 1,026 dwelling units compared to 167 units in the corresponding period of 1953. These loans are designed to finance the construction of low-cost rental housing accommodation through higher loan levels, longer terms and lower interest rates than can otherwise be obtained.

Direct loans, in cases where loans from approved lenders were not available, were approved for 204 dwelling units in the third quarter of 1954. Since the new Act came into operation, loans of this type have been made for 290 dwelling units compared to 2,479 units financed in this manner in the corresponding period of 1953. The decline reflects the easier supply of private mortgage funds resulting from participation of the banks in mortgage lending under the new Act.

Type of Loan

Loans for rental housing continued to form a smaller proportion of total loans under the new Act than under the old Act in 1953. In the second and third quarters of 1954, 16.4 per cent of the dwelling units financed under the Act were for rental purposes compared to 30 per cent under the old Act in the corresponding period of 1953.

Dwellings for home-ownership for which loans were approved increased from 17,125 in the second and third quarters of 1953 to 26,337 in the corresponding period of 1954. Loans were made to builders in respect of 72.4 per cent of these dwellings compared to 67.8 per cent in 1953. The other loans for dwellings for home-ownership were made directly to the prospective home-owners.

Average Amount of Loan

The average amount of loan per dwelling unit under the new Act was \$9,326 in the third quarter of 1954. This was 11.9 per cent more than the average of \$7,814 under the old Act in the corresponding period of 1953. The increase is the result of a number of factors in addition to the inclusion of the mortgage loan insurance fee: the proportion of single-family dwellings financed was higher; land costs were higher; and loan-to-value ratios and maximum loan amounts are higher under the new Act.

The average amount of loan on single-family dwellings went up from \$8,496 in 1953 to \$10,098 in the second quarter of 1954. The average total estimated cost of these dwellings, over the same period, went up from \$11,738 to \$12,781, an increase of over \$1,000 of which \$450 represented higher land costs.

Down-Payments and Incomes of Home-Owner Borrowers

With a larger proportion of the costs of houses financed by mortgage loans, the amount required from home-owners in the form of down-payment represented a smaller proportion of the total cost under the new Act than in 1953 under the old Act. Not only was there a relative decline in down-payment requirements but there was an absolute decline as well, from an average of \$3,243 in 1953 to \$2,815 in the second and third quarters of 1954.

The maximum loan obtainable by home owners under the regulations governing the 1954 Act, at \$12,800 excluding the insurance fee, was \$2,800 higher than the corresponding limit under the previous Act. This increase substantially lowered the down-payment requirement on houses in the \$12,500 to \$20,000 price range. It was anticipated that this change would prompt a considerable body of higher income borrowers to enter the market at an early date. This expectation seems to be borne out. A large proportion of borrowers during the second and third quarters of 1954 had gross family incomes in excess of \$5,000. The average gross family income, which includes the total income of all dependents of a loan applicant in addition to his own income, was \$5,477 under the new Act in 1954 compared to \$4,961 under the old Act in 1953. Under the new Act, 53 per cent of these borrowers had gross family incomes of \$5,000 or more, compared to 37.7 per cent in 1953. Borrowers in the family income group of under \$4,000 represented 15.5 per cent of the total under the new Act compared to 25.4 per cent under the old Act in 1953.

These figures suggest that the immediate effect of the new Act was to enable potential borrowers in the higher family income ranges to obtain more expensive houses for a smaller cash outlay. It is possible that the longer run effect of the lower down-payment requirements of the new Act will differ from the initial effects. Insofar as the decision to purchase a house is taken over a period of time, it is likely that many of those who borrowed loans under the new Act in the first few months of its operation had made their decisions

prior to the introduction of the Act. Conversely, there may be a lag between the introduction of the new Act and its effect on the willingness, and ability, of those in the lower income and asset holding groups to take advantage of its provisions for lower down-payments.

The Veterans' Land Act

Starts of dwellings financed under the Veterans' Land Act declined from 834 dwelling units in the third quarter of 1953 to 519 in the third quarter of 1954. Completions were up from 290 to 361 units. Expenditures under the Act in respect of these dwellings amounted to \$2.3 million compared to \$2.8 million in the third quarter of 1953.

Under the recent amendment to the Act,⁽¹⁾ which allows for assistance to veterans borrowing under the National Housing Act, 1954, 8 veterans obtained approval for assistance in the third quarter of 1954. These veterans will receive interest-free construction advances from the Director of the Veterans' Land Act during the construction of their dwellings. When the dwellings are completed, the veterans will obtain loans under the National Housing Act, 1954; the construction advances will be repaid from these loans.

The Canadian Farm Loan Act

Mortgage loans approved for residential construction under the Canadian Farm Loan Act amounted to \$98,000, representing 70 loans, in the third quarter of 1954. The Act, administered by the Canadian Farm Loan Board, provides for long term credit to farmers, including mortgage loans for the construction of new farm houses and the repair of existing structures. In the third quarter of 1954, 27 loans were approved for new construction and 43 for alterations on existing houses. The value of these loans amounted to \$74,000 and \$24,000 respectively.

The Farm Improvement Loans Act

The Farm Improvement Loans Act provides for guarantees of medium term farm loans, including loans for the construction and improvement of farm dwellings. In the second quarter of 1954, guarantees were provided for 156 loans, amounting to \$344,000, for the construction of new farm dwellings and 358 loans, amounting to \$363,000, for the alteration and improvement of existing farm dwellings.

The Quebec Housing Act

Through its Farm Credit Bureau, the Government of the Province of Quebec pays a subsidy on mortgage interest charges on approved mortgage loans for residents of the province. This subsidy is paid on interest charges exceeding 3 per cent on single family dwellings and duplexes. In the third quarter of this year, 1,073 loans were approved by the Bureau. The total commitment by the province amounted to \$2.5 million, an average of \$2,295 per loan; in the corresponding period of 1953, 776 applications were approved for an average commitment of \$2,593 per loan.

(1) See *Housing in Canada*, 2nd Quarter 1954, pp. 15-16.

SECTION 3.—Population and Income

(See Tables 36-39)

Population and income factors continued to provide a firm basis for the demand for new housing in the third quarter of 1954. Personal income in the non-farm sector was higher than in the corresponding period of 1953.

While net family formation was down from the year before, births, which affect the demand and need of families for separate, or larger living accommodation, were higher than in the corresponding period of 1953.

Population and Net Family Formation

The increase in the number of families in the third quarter of 1954 was 34,900 or 5 per cent below that of the third quarter of 1953. This decline represents a continuation of the experience of the second quarter when net family formation was 3.7 per cent below 1953 levels. For the nine month period, January to September, net family formation was 61,900 compared to 63,400 in the corresponding period of 1953.

The lower rate of net family formation in the second and third quarters of 1954 was largely the result of a decline in the number of marriages. In the second quarter, marriages totalled 27,608 compared to 29,450 the year before while the third quarter total was 43,728 compared to 47,251 in the third quarter of 1953.

Also contributing to a lower rate of net family formation in the third quarter, was a decline in immigration from 46,762 in the third quarter of 1953 to 41,088 in the third quarter of 1954; reduced immigration meant that the number of married females entering the country was down from 9,610 to 7,973 over the period.

While new families were being formed at a lower rate than the year before, existing families were getting larger. Births totalled 112,488 in the third quarter of 1954, 4.2 per cent more than the 107,916 births in the corresponding quarter of 1953. Births in the first nine months of 1954 exceeded those of the corresponding months of 1953 by 6.8 per cent.

Income and Employment

The number of persons employed was increasing in the third quarter and in September was surpassing the level of the previous year. With a larger labour force, however, unemployment was also higher. The number of persons without jobs and seeking work averaged 171,000 in the third quarter of 1954 compared to 89,000 in the corresponding period of 1953.

Increases in wage rates more than offset a shorter work week and the slightly lower average number of workers employed so that there was an increase in labour income. Total labour income in the third quarter of 1954 was \$3,054 million, an increase of 2.1 per cent over the \$2,991 million total of the corresponding period of 1953.

Other elements of personal income declined in total as a result of the smaller net income received by farm operators, reflecting the poor crop and declines in prices of farm products. Net farm income was down from \$1,287 million in the third quarter of 1953 to \$683 million in the third quarter of 1954. Personal income in the non-farm sector increased from \$4,196 million to \$4,327 million.

SECTION 4.—Building Materials

(See Tables 40-50)

Building materials continued to be in good supply during the third quarter of 1954. In part this was the result of higher levels of production but, with sales increasing at a faster rate than new production, there was a decline in inventories during the period, particularly for sawn lumber.

The index of production of lumber in the third quarter of 1954 averaged 144.0, an increase of 27 per cent from the previous quarter. The third quarter activity brought the average of the index of production, for the first nine months of the year, to 120.7, 3.6 per cent below the average of 125.0 for the corresponding period of 1953.

In addition to the higher demand for lumber resulting from the record levels of housing construction in Canada in the third quarter, the demand for exports of lumber was also higher. Exports of sawn lumber totalled 1,260 million board feet in the quarter, an increase of 43 per cent over the corresponding period of 1953 and representing half of total production. Exports of other commodities showed a decrease for the quarter. The main markets for Canadian lumber exports are in the U.S.A. and the United Kingdom and in both countries the demand for Canadian lumber stemmed from high rates of housing construction. In addition, an 84-day strike of lumber workers on the West Coast stimulated demand for Canadian lumber in the U.S.A. In the United Kingdom, an easier balance of payments situation contributed to the higher level of lumber exports to that country.

While the production of building materials other than lumber was at a higher level in the third quarter of 1954, the increase in sales exceeded that in production, with resulting declines in inventories. The index of production of these materials averaged 128.5 in the quarter compared to 120.2 in the second quarter of the year and 126.6 in the third quarter of 1953. The production of gypsum lath went up from 74 million square feet in the second quarter to 106 million square feet in the third quarter; sales of this product increased over the same period from 71 to 111 million square feet. The increase in production of building brick between the second and third quarters was 24 million bricks while, over the same period, sales went up by 33 million bricks.

While inventory reductions were significant, they followed a period of inventory accumulation so that stocks at the end of the period were comparable with those of the year before. With present levels of production, these stocks should ensure adequate supplies for a continued high level of house construction.

SECTION 5.—Building Labour

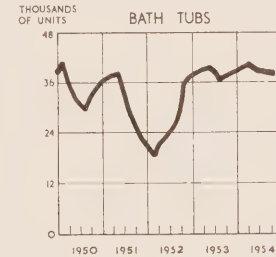
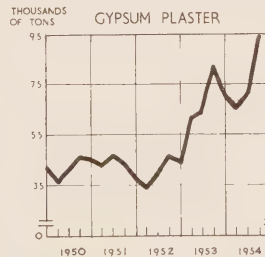
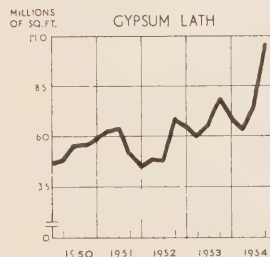
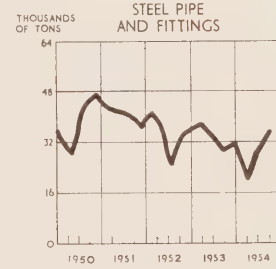
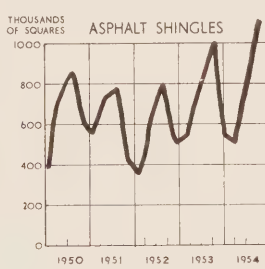
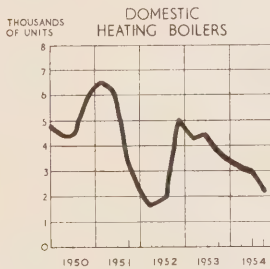
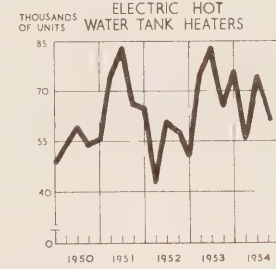
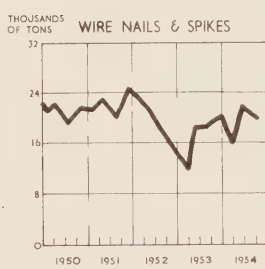
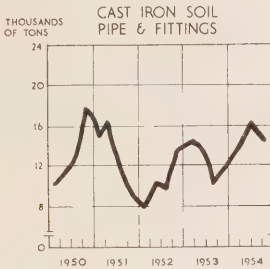
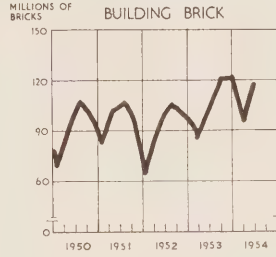
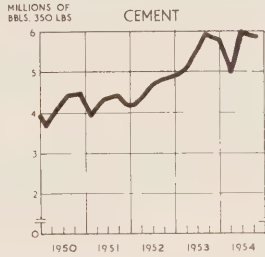
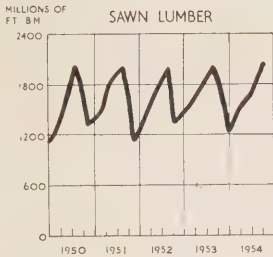
(See Tables 51-59)

In spite of the usual seasonal increase, the results of the surveys of employment suggest that fewer workers were employed in the construction industry in the third quarter of 1954 than in the corresponding period of 1953.

The results of the labour force survey show that an average of 377,000 workers were employed in the construction industry in the third quarter of 1954 compared to 397,000 in the corresponding period of 1953. A survey of firms with 15 or more employees, in the building industry, shows similar results.

PRODUCTION OF TWELVE SELECTED BUILDING MATERIALS, CANADA,

QUARTERLY, 1950 - 1954.



An average of 154,339 workers were employed by these firms in the third quarter of 1954 compared to 161,798 in the corresponding period of 1953.

Average weekly earnings of workers in firms with 15 or more employees, in the building industry, at \$66.31, were slightly higher than the average of \$65.81 in the corresponding period of 1953. The increase took place despite a small reduction in the number of hours worked and reflects average hourly earnings a little higher than the year before. The increase in average hourly and weekly earnings was not sufficient to offset the decline in the number of workers employed, with the result that aggregate payrolls in these firms in the building industry declined from \$31.9 million in the third quarter of 1953 to \$30.7 million in the third quarter of 1954.

Additions to the Supply of Construction Workers

The number of construction workers entering Canada in the third quarter of 1954, at 2,808, was down from the second quarter total of 3,910, but was higher than in the third quarter of 1953 when the total was 2,290. Of the immigrants in the third quarter, only 88 were unskilled construction workers. The largest group of immigrants were carpenters of whom there were 870 compared to 1,279 in the second quarter, and 749 in the third quarter, 1953.

The number of apprentices in training under the Federal-provincial program increased from 6,448 in the second quarter to 6,597 in the third, while the number of those graduating under the program went up from 230 to 415.

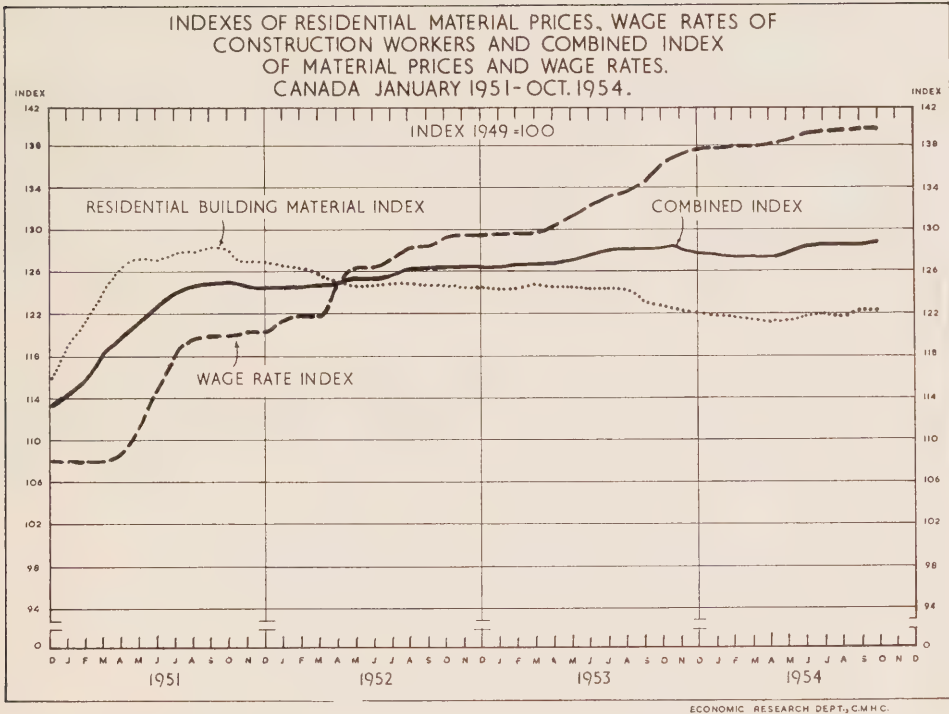
SECTION 6.—Building Costs

(See Tables 60-66)

On the average there was little change in residential construction costs in Canada during the first three quarters of 1954. A slight decrease in prices of residential building materials, coupled with moderate increases in construction labour wage rates, left the combined index of material prices and wage rates little changed from a year ago. This broad national pattern of course is consistent with greater changes either up or down in particular localities. Moreover, actual building costs and prices of new houses do not depend on material prices paid and wage rates alone, and may vary independently of them. With a more competitive market for new houses, it is probable that there has been some lowering of profit margins which are not included in the combined index. Furthermore, it seems likely that the increase in the minimum hourly wage rates of construction workers, reflected in the combined index of materials and wage rates, was offset by a decline in payments in excess of the minimum wage rates, e.g. bonus payments. A survey of building firms with 15 or more employees, shows that average hourly earnings declined from \$1.58 to \$1.56 between September, 1953, and September, 1954. Over the same period the index of minimum hourly wage rates of construction workers increased from 135.4 to 139.9.

On a national average, the applicants' estimated costs of construction of houses financed under the National Housing Act, 1954, show a decline for some types of houses from the second to the third quarters of 1954. For bungalows, construction costs per square foot declined from \$9.74 in the second quarter to \$9.66 in the third quarter of 1954; for single 1½-storey dwellings, finished,

FIGURE 3



there was a decline from \$8.72 to \$8.57 per square foot, while for 2-storey dwellings, the decline was from \$9.16 to \$8.87. The decline in construction costs per square foot took place despite a small reduction in the average size of bungalows and 2-storey dwellings. With relatively fixed costs for such items as plumbing and heating equipment, the construction costs per square foot tends to be higher for small houses than for larger ones of the same type.

The cost of land for houses financed under the Acts has been markedly higher in 1954 than in 1953. There was little change from the second to the third quarter but, at \$1,674, the average cost of land for bungalows was 45.5 per cent higher in the third quarter of 1954 than in the third quarter of 1953 when the average cost was \$1,150. This increase does not stem from increased land prices alone but reflects also a greater concentration of building in the metropolitan fringes where land costs are higher than in smaller centres and rural areas. The relatively high price of serviced land in these areas stems from greater demand, rather more elaborate services than are typical in smaller areas, and the fact that virtually all the land going into the housing program in the metropolitan areas today has services installed at current construction costs.

SECTION 7.—Building Industry

(See Tables 67-68)

Bankruptcies

The number of bankruptcies in the construction industry was higher in the first nine months of 1954 than in the corresponding period of 1953. With 33 bankruptcies in the third quarter, the total for the first nine months of 1954 was 112, compared to 107 in the corresponding period of 1953. Average defaulted liabilities increased from \$24,570 in the 1953 period to \$45,929 in 1954. In the building material industry, the number of bankruptcies was up from 25 in the nine months of 1953 to 41 in the corresponding months of 1954 while average defaulted liabilities declined from \$47,920 to \$26,829.

Common Stock Prices

The index of stock prices of sixteen building material companies increased by 21 per cent between January and October of 1954. The corresponding increase in the prices of the stock of 82 industrial companies was 22.6 per cent.

PART II— TABULAR MATERIAL

Section 1. House Building Activity

TABLE 1. NUMBER OF NEW DWELLINGS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,⁽¹⁾ 1945 — OCTOBER, 1954.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period) ⁽²⁾
<i>Dwellings in New Structures and Conversions⁽³⁾</i>			
1945	— ⁽⁴⁾	48,470	— ⁽⁴⁾
1946	— ⁽⁴⁾	67,194	— ⁽⁴⁾
1947	81,276	79,231	— ⁽⁴⁾
1948	95,340	81,243	— ⁽⁴⁾
1949	93,931	91,655	— ⁽⁴⁾
1950	95,270	91,754	— ⁽⁴⁾
1951	72,079	84,810	— ⁽⁴⁾
1952	86,461	76,302	— ⁽⁴⁾
1953	106,233	100,663	— ⁽⁴⁾
<i>Dwellings in New Structures</i>			
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾
1946	— ⁽⁴⁾	60,454	40,170
1947	74,263	72,218	42,215
1948	90,194	76,097	56,456
1949	90,509	88,233	59,503
1950	92,531	89,015	59,443
1951	68,579	81,310	43,219
1952	83,246	73,087	55,689
1953			
1st Quarter	11,930	18,392	49,232
2nd Quarter	34,816	21,099	62,791
3rd Quarter	32,925	22,916	73,055
October	10,307	12,109	71,337
November	8,339	10,608	68,014
December	4,092	11,715	59,923
4th Quarter	22,738	34,432	—
Total, 1953	102,409	96,839	—
1954			
January	2,983	8,315	54,248
February	3,057	6,116	51,127
March	5,682	5,896	51,070
1st Quarter	11,722	20,327	—
April	8,692	6,774	52,978
May	13,398	8,423	57,816
June	12,586	6,047	64,262
2nd Quarter	34,676	21,244	—
July	14,191	8,383	69,874
August	10,978	7,718	72,150
September	12,760	8,615	75,310
3rd Quarter	37,929	24,716	—
October	13,097	13,039	75,456

(1) Excluding Yukon and Northwest Territories for the whole period and Newfoundland for the period 1945-48.

(2) Total starts less completions do not equal the number of units under construction because of adjustments (see p. 105).

(3) Estimated.

(4) Not available.

**TABLE 2. DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES,
ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER,
CANADA,⁽¹⁾ 1949 — SEPTEMBER, 1954.**

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1949				
1st Quarter	8,490	17,992	79,345	86,296
2nd Quarter	32,158	21,973	87,486	97,917
3rd Quarter	27,972	23,527	88,019	92,017
4th Quarter	21,889	24,741	102,136	77,870
Total, 1949	90,509	88,233	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	26,302	84,713	72,823
4th Quarter	21,206	18,445	99,621	83,545
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,767	89,430
2nd Quarter	34,816	21,099	96,232	94,289
3rd Quarter	32,925	22,916	105,011	90,533
4th Quarter	22,738	34,432	106,961	106,924
Total, 1953	102,409	96,839	—	—
1954				
1st Quarter	11,722	20,327	121,000	99,919
2nd Quarter	34,676	21,244	96,164	94,866
3rd Quarter	37,929	24,716	120,309	97,538

(1) Including Newfoundland from 1949.

TABLE 3. NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — OCTOBER, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
July	8,665	840	9,505	1,996	333	2,329	11,501
August	7,353	767	8,120	2,185	578	2,763	10,305
September	8,292	733	9,025	1,065	118	1,183	10,090
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
October	8,280	930	9,210	944	153	1,097	10,154
November	6,648	202	6,850	1,228	261	1,489	8,078
December	3,540	21	3,561	415	116	531	3,976
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661
1954							
January	2,927	—	2,927	5	51	56	2,932
February	2,881	108	2,989	68	—	68	3,057
March	5,459	121	5,580	102	—	102	5,682
1st Quarter	11,267	229	11,496	175	51	226	11,671
April	7,648	413	8,061	583	48	631	8,644
May	9,228	1,608	10,836	2,181	381	2,562	13,017
June	9,433	1,242	10,675	1,307	604	1,911	11,982
2nd Quarter	26,309	3,263	29,572	4,071	1,033	5,104	33,643
July	10,462	1,229	11,691	1,950	550	2,500	13,641
August	8,635	470	9,105	1,445	428	1,873	10,550
September	10,222	889	11,111	1,405	244	1,649	12,519
3rd Quarter	29,319	2,588	31,907	4,800	1,222	6,022	36,710
October	9,046	508	9,554	2,759	784	3,543	12,313

TABLE 4. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — OCTOBER, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
July	5,248	137	5,385	1,233	210	1,443	6,618
August	5,625	483	6,108	935	402	1,337	7,043
September	6,572	662	7,234	1,063	346	1,409	8,297
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
October	9,238	1,029	10,267	1,501	341	1,842	11,768
November	8,373	1,006	9,379	823	406	1,229	10,202
December	7,535	1,525	9,060	2,045	610	2,655	11,105
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
Total, 1953	73,375	6,851	80,226	13,056	3,557	16,613	93,282
1954							
January	7,073	480	7,553	535	227	762	8,088
February	5,131	237	5,368	583	165	748	5,951
March	5,051	278	5,329	383	184	567	5,712
1st Quarter	17,255	995	18,250	1,501	576	2,077	19,751
April	5,997	94	6,091	532	151	683	6,623
May	6,546	319	6,865	1,353	205	1,558	8,218
June	5,165	502	5,667	206	175	381	5,873
2nd Quarter	17,708	915	18,623	2,091	531	2,622	20,714
July	6,542	756	7,298	950	135	1,085	8,248
August	6,188	576	6,764	800	154	954	7,564
September	6,487	577	7,064	1,110	441	1,551	8,174
3rd Quarter	19,217	1,909	21,126	2,860	730	3,590	23,986
October	9,098	1,037	10,135	2,219	685	2,904	12,354

**TABLE 5. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — OCTOBER, 1954.**

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952	55,967	5,314	99	11,707	73,087
1953					
1st Quarter	13,498	1,032	25	3,837	18,392
2nd Quarter	13,692	2,198	99	5,110	21,099
July	5,159	406	104	1,159	6,828
August	5,493	560	3	1,389	7,445
September	5,974	680	0	1,989	8,643
3rd Quarter	16,626	1,646	107	4,537	22,916
October	8,300	1,010	49	2,750	12,109
November	7,619	976	42	1,977	10,608
December	9,181	858	50	1,626	11,715
4th Quarter	25,100	2,838	141	6,353	34,432
Total, 1953	68,916	7,714	372	19,837	96,839
1954					
January	5,552	568	29	2,166	8,315
February	4,420	340	147	1,209	6,116
March	3,989	354	87	1,466	5,896
1st Quarter	13,961	1,262	263	4,841	20,327
April	4,764	408	68	1,534	6,774
May	5,326	514	28	2,555	8,423
June	4,266	350	13	1,418	6,047
2nd Quarter	14,356	1,272	109	5,507	21,244
July	6,027	414	158	1,784	8,383
August	5,408	552	20	1,738	7,718
September	6,600	478	99	1,438	8,615
3rd Quarter	18,035	1,444	277	4,960	24,716
October	9,310	814	20	2,895	13,039

TABLE 6. DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950 — OCTOBER, 1954.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed ⁽¹⁾ Dwellings Unsold for 3 months or less as a Percentage of Total Completions	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952	642	60	269	25	161	15	1,072	7.4	3.8
1953									
1st Quarter	346	67	90	17	82	16	518	3.3	3.6
2nd Quarter	292	64	106	23	59	13	457	3.5	3.4
3rd Quarter	287	68	74	18	58	14	419	3.1	3.1
4th Quarter	414	73	94	16	62	11	570	3.7	3.2
Annual Average	335	68	91	19	65	13	491	3.4	3.3
1954									
January	548	73	120	16	82	11	750	3.9	3.1
February	534	70	138	18	88	12	760	4.1	3.2
March	471	65	173	24	85	11	729	4.2	3.4
1st Quarter	518	69	144	19	85	11	743	4.1	3.2
April	418	57	211	29	101	14	730	4.4	2.3
May	375	55	201	29	111	16	687	4.1	3.8
June	441	63	170	24	92	13	703	4.4	3.5
2nd Quarter	411	58	194	27	101	14	707	4.3	3.2
July	442	49	355	39	107	12	904	4.2	3.9
August	468	63	140	19	132	18	740	4.2	3.6
September	525	67	147	19	109	14	781	4.8	3.4
3rd Quarter	475	60	214	26	116	15	808	4.4	3.6
October	596	65	183	20	132	15	911	5.1	3.5

(1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

TABLE 7. NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT ASSISTANCE, CANADA, 1949 — SEPTEMBER, 1954.

Period	Publicly-Initiated Housing	Privately-Initiated Housing			Total Housing
		With Government Assistance ⁽¹⁾	Without Government Assistance	Total Privately-Initiated Housing	
1949.....	7,993	27,231	55,285	82,516	90,509
1950.....	4,799	39,753	47,979	87,732	92,531
1951.....	2,219	23,723	42,637	66,360	68,579
1952.....	4,958	29,343	48,945	78,288	83,246
1953					
1st Quarter.....	376	5,422	6,132	11,554	11,930
2nd Quarter.....	620	10,703	23,493	34,196	34,816
3rd Quarter.....	612	10,970	21,343	32,313	32,925
4th Quarter.....	247	9,290	13,201	22,491	22,738
Total, 1953.....	1,855	36,385	64,169	100,554	102,409
1954					
1st Quarter.....	69	6,572	5,081	11,653	11,722
2nd Quarter ⁽²⁾	254	10,599	23,823	34,442	34,676
3rd Quarter.....	441	15,500 ⁽³⁾	21,988 ⁽³⁾	37,488	37,929

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
(2) Revised.
(3) Preliminary

TABLE 8. PUBLICLY-INITIATED HOUSING, DWELLINGS STARTED AND COMPLETED, CANADA, 1949 — SEPTEMBER, 1954⁽¹⁾.

Period	Federal-Provincial Housing	Veterans' Rental Housing	Married Quarters for Armed Services	Other Public Housing	Total Public Housing
<i>Starts</i>					
1949	—	4,916	2,936	141	7,993
1950	140	1,023	3,436	200	4,799
1951	191	8	1,806	214	2,219
1952	1,427	508	2,759	264	4,958
1953					
1st Quarter	127	27	182	40	376
2nd Quarter	296	—	206	118	620
3rd Quarter	373	—	142	97	612
4th Quarter	110	—	96	41	247
Total, 1953	906	27	626	296	1,855
1954					
1st Quarter	41	—	3	25	69
2nd Quarter	63	—	151	40	254
3rd Quarter	91	—	319	31	441
<i>Completions</i>					
1949	—	7,804	1,751	149	9,704
1950	—	3,841	2,953	200	6,994
1951	140	707	2,639	155	3,641
1952	426	294	3,163	370	4,253
1953					
1st Quarter	375	143	1,224	95	1,837
2nd Quarter	316	181	737	43	1,277
3rd Quarter	530	98	427	46	1,101
4th Quarter	311	11	459	57	838
Total, 1953	1,532	433	2,847	241	5,053
1954					
1st Quarter	271	—	309	38	618
2nd Quarter	188	—	112	25	325
3rd Quarter	117	—	113	36	266

(1) Dwellings in remote areas are excluded.

TABLE 9. FEDERAL-PROVINCIAL HOUSING OPERATIONS
UNDER THE NATIONAL HOUSING ACTS, CANADA,
1950 — SEPTEMBER, 1954.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951	3	443	191	140	191
1952	21	1,564	1,427	426	1,192
1953					
1st Quarter	—	—	127	375	944
2nd Quarter	2	140	296	316	924
3rd Quarter	7	403	373	530	767
4th Quarter	2	78	110	311	566
Total, 1953	11	621	906	1,532	—
1954					
1st Quarter	1	26	41	271	336
2nd Quarter	1	30	63	188	211
3rd Quarter	4	127	91	117	185
Total, 1950 — September, 1954	42	2,811	2,859	2,674	—

**TABLE 10. FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER THE NATIONAL HOUSING ACTS,
CANADA, 1950 — SEPTEMBER, 1954.**

Period	Projects Approved			Number of Lots Sold ⁽¹⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952	7	972	4,371	418
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
1954				
1st Quarter	—	—	—	93
2nd Quarter	—	—	—	275
3rd Quarter	—	—	—	436
Total, 1950 — September, 1954 ⁽²⁾	25	2,326 ⁽³⁾	11,628 ⁽³⁾	6,239

(1) Includes acceptances of offers to purchase.

(2) These totals differ from those shown in Table 17 of the *Annual Report C.M.H.C.*, 1953 because of subsequent adjustments in the number of lots available for housing.

(3) These totals do not agree with the components owing to the abandonment of some projects.

**TABLE 11. EXPENDITURES⁽¹⁾ ON FEDERAL-PROVINCIAL HOUSING AND LAND ASSEMBLY OPERATIONS,
UNDER THE NATIONAL HOUSING ACTS, CANADA, 1950 — SEPTEMBER, 1954.**
(\$'000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay	Housing	Land Improvement and Other Outlay	Total	Total
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	7.0	7.0	2,659.0
1952	8,401.9	349.0	8,750.9	1,422.1	527.1	168.9	696.0	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	307.0	552.3	3,847.4
2nd Quarter	1,973.5	248.8	2,222.3	301.6	332.3	12.7	345.0	2,868.9
3rd Quarter	2,464.1	225.7	2,689.8	477.5	391.5	34.4	425.9	3,593.2
4th Quarter	1,389.2	383.3	1,772.5	793.8	346.0	131.7	477.7	3,044.0
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8	1,315.1	485.8	1,800.9	13,353.5
1954								
1st Quarter	896.1	578.1	1,474.2	1,105.0	70.5	45.1	115.6	2,694.8
2nd Quarter	865.1	307.5	1,172.6	1,400.7	46.3	140.1	186.4	2,759.7
3rd Quarter	631.2	338.2	969.4	563.9	125.5	434.9	560.4	2,093.7

(1) Includes both Federal and Provincial Shares.

**TABLE 12. ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS
BY CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION,
AND ACTUAL EXPENDITURES, CANADA, 1949 — SEPTEMBER, 1954.**

Period	Number of Dwellings ⁽¹⁾			Actual Expenditures (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Im- provements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951	1,432	2,639	2,417	20,465	4,215	24,680
1952	2,573	2,536	2,453	21,949	6,643	28,592
1953						
1st Quarter	182	1,157	1,478	3,376	1,070	4,446
2nd Quarter	206	670	1,014	4,552	1,565	6,117
3rd Quarter	142	361	795	2,214	1,557	3,771
4th Quarter	98	393	500	2,464	1,421	3,885
Total, 1953	628	2,581	—	12,606	5,613	18,219
1954						
1st Quarter	3	309	194	1,822	704	2,526
2nd Quarter	151	112	233	1,245	270	1,515
3rd Quarter	319	113	439	1,420	568	1,988

(1) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by the Defence Construction (1951) Limited.

**TABLE 13. EXPENDITURES ON NEW RESIDENTIAL CONSTRUCTION BY TYPE OF INITIATION,
MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
CANADA, 1945 — SEPTEMBER, 1954.
(Millions of Dollars)**

Period	New Residential Construction				Major Improvements & Alterations	Repair and Mainten- ance	Total
	Private	Government Enterprises ⁽¹⁾	Government Departments	Sub- Total			
1945	256.8	11.9	—	268.7	16.9	96.3	381.9
1946	334.0	56.0	.2	390.2	21.8	105.3	517.3
1947	470.1	34.2	1.8	506.1	33.6	130.8	670.5
1948	561.7	53.9	18.1	628.7	39.0	161.9	829.6
1949	656.6	44.0	26.2	726.8	48.2	176.0	951.0
1950	731.4	17.8	33.5	782.7	60.6	191.0	1,034.3
1951	709.8	6.1	36.9	752.8	68.8	221.0	1,042.6
1952	712.2	14.3	38.5	765.0	60.6	203.2	1,028.8
1953							
1st Quarter	172.3	4.1	5.9	182.3	13.8	52.8	248.9
2nd Quarter	249.4	3.1	7.4	259.9	19.8	53.1	332.8
3rd Quarter	276.6	3.5	4.9	285.0	21.6	53.6	360.2
4th Quarter	270.4	4.8	4.8	280.0	21.3	54.1	355.4
Total, 1953	968.7	15.5	23.0	1,007.2	76.5	213.6	1,297.3
1954							
1st Quarter	193.1	1.6	3.0 ⁽²⁾	197.7	15.0	55.0	267.7
2nd Quarter	258.5	1.3	2.0 ⁽²⁾	261.8	19.9	55.2	336.9
3rd Quarter	314.3	1.4	2.4 ⁽²⁾	318.1	24.1	55.6	397.8

(1) Includes Crown Companies and non-departmental agencies.
(2) Includes an allowance for housing by government departments other than the Department of National Defence.

TABLE 14. EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 — SEPTEMBER, 1954.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total	
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other
1945.....	285.6	421.0	706.6	96.3	401.7	498.0	381.9	822.7
1946.....	412.0	661.7	1,073.7	105.3	427.7	533.0	517.3	1,089.4
1947.....	539.7	884.0	1,423.7	130.8	461.2	592.0	670.5	1,345.2
1948.....	667.7	1,208.4	1,876.1	161.9	532.1	694.0	829.6	1,740.5
1949.....	775.0	1,348.7	2,123.7	176.0	555.8	731.8	951.0	1,901.5
1950.....	843.3	1,520.4	2,363.7	191.0	575.0	766.0	1,034.3	2,095.4
1951.....	821.6	1,914.0	2,735.6	221.0	705.0	926.0	1,042.6	2,619.0
1952.....	825.6	2,437.0	3,262.6	203.2	709.0	912.2	1,028.8	3,146.0
1953								
1st Quarter.....	196.1	445.2	641.3	52.8	107.9	160.7	248.9	553.1
2nd Quarter.....	279.7	627.0	906.7	53.1	187.2	240.3	332.8	814.2
3rd Quarter.....	306.6	797.1	1,103.7	53.6	237.2	290.8	360.2	1,034.3
4th Quarter.....	301.3	690.6	991.9	54.1	205.7	259.8	355.4	896.3
Total, 1953.....	1,083.7	2,559.9	3,643.6	213.6	738.0	951.6	1,297.3	3,297.9
1954 ⁽¹⁾								
1st Quarter.....	212.7	417.0	629.7	55.0	101.1	156.1	267.7	518.1
2nd Quarter.....	281.7	569.6	851.3	55.2	169.6	224.8	336.9	739.2
3rd Quarter.....	342.2	705.9	1,048.1	55.6	215.9	271.5	397.8	921.8

(1) Preliminary.

TABLE 15. PRIVATE EXPENDITURES⁽¹⁾ ON NEW CONSTRUCTION, RESIDENTIAL AND OTHER,
ACTUAL AND SEASONALLY ADJUSTED AT ANNUAL RATES.
CANADA, 1951 — SEPTEMBER, 1954.
(Millions of Dollars)

Period	Actual			Seasonally Adjusted at Annual Rates		
	New Residential Construction	New Non-Residential Construction	All New Construction	New Residential Construction	New Non-Residential Construction	All New Construction
1951						
1st Quarter	165	238	403	864	1,188	2,052
2nd Quarter	222	306	528	792	1,244	2,036
3rd Quarter	208	371	579	744	1,300	2,044
4th Quarter	186	345	531	724	1,308	2,032
Total, 1951	781	1,260	2,041	—	—	—
1952						
1st Quarter	126	303	429	668	1,504	2,172
2nd Quarter	200	381	581	728	1,516	2,244
3rd Quarter	223	450	673	812	1,576	2,388
4th Quarter	237	420	657	936	1,020	2,556
Total, 1952	786	1,554	2,340	—	—	—
1953						
1st Quarter	190	315	505	1,020	1,588	2,608
2nd Quarter	273	417	690	1,000	1,660	2,660
3rd Quarter	302	530	832	1,044	1,864	2,908
4th Quarter	296	464	760	1,180	1,792	2,972
Total, 1953	1,061	1,726	2,787	—	—	—
1954						
1st Quarter	209	317	526	1,104	1,584	2,688
2nd Quarter	278	393	671	1,000	1,552	2,552
3rd Quarter	340	465	805	1,224	1,620	2,884

(1) Includes expenditures by Crown Companies and non-departmental agencies.

TABLE 16. PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT
AND GROSS NATIONAL EXPENDITURE
CANADA, 1945 — SEPTEMBER, 1954.
(Millions of Dollars)

Period	Personal Expenditure	Gov't Expenditures	Gross Domestic Investment					Net Foreign Balance	G.N.E. (2)	
			Residential Construction	Non- Residential Construction	Machinery and Equipment	Inventories				Total
						Total	Farm (1)			
1945	6,811	3,704	272	252	462	-260	-231	726	11,850	
1946	7,977	1,832	371	443	584	519	-57	1,917	12,026	
1947	9,173	1,570	506	599	1,016	947	-79	3,068	13,768	
1948	10,112	1,798	637	818	1,230	605	-65	3,290	15,613	
1949	10,963	2,128	742	903	1,323	231	-72	3,199	16,462	
1950	12,029	2,326	801	1,026	1,389	960	131	4,176	18,203	
1951	13,273	3,243	781	1,260	1,769	1,620	354	5,420	21,471	
1952	14,403	4,204	786	1,554	1,916	241	237	4,497	23,185	
1953										
1st Quarter	3,478	1,158	190	315	484	-121	-269	868	5,321	
2nd Quarter	3,811	1,889	273	417	549	-11	-184	1,228	5,789	
3rd Quarter	3,662	1,207	302	530	482	1,115	882	2,429	7,225	
4th Quarter	4,214	1,154	296	464	407	-411	-378	756	6,015	
Total, 1953	15,165	4,408	1,061	1,726	1,922	572	51	5,281	24,350	
1954										
1st Quarter	3,579	1,121	209	317	444	-150	-196	820	5,376	
2nd Quarter	3,932	875	278	393	524	-83	-84	1,112	5,832	
3rd Quarter	3,782	1,200	340	465	411	327	434	1,543	6,579	

(1) Includes grain in commercial channels.

(2) Totals include residual error of estimate not shown in the table.

**TABLE 17. PUBLICLY-INITIATED HOUSING, EXPENDITURES BY PROGRAM,
CANADA, 1949 — SEPTEMBER, 1954⁽¹⁾.**

Period	Federal- Provincial Housing (\$000)	Veterans' Rental Housing (\$000)	Married Quarters for Armed Services (\$000)	Other Public Housing (\$000)	Total Public Housing (\$000)
1949	—	44,028	23,478	2,778	70,284
1950	517	17,292	31,532	2,000	51,341
1951	1,058	5,117	35,168	1,740	43,083
1952	9,369	4,967	35,206	3,336	52,878
1953					
1st Quarter	3,371	716	5,352	514	9,953
2nd Quarter	2,392	696	6,813	541	10,442
3rd Quarter	3,117	367	4,474	437	8,395
4th Quarter	2,567	2,206	4,281	519	9,573
Total 1953	11,447	3,985	20,920	2,011	38,363
1954					
1st Quarter	1,567	11	2,526	(2)	(2)
2nd Quarter	1,313	7	1,515	(2)	(2)
3rd Quarter	1,374	15	1,988	(2)	(2)

(1) Expenditures on housing in remote areas are excluded.

(2) Data not available.

**TABLE 18. NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED
IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1954.**

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951	306.6	32.9	339.5	7,469	36,935	44,404
1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
3rd Quarter	52.0	12.3	164.3	5,465	15,531	20,996
4th Quarter	110.9	8.7	119.6	5,385	9,882	15,267
Total, 1953	534.9	41.2	576.1	21,071	52,356	73,427
1954						
January	14.0	4.2	18.2	548	483	1,031
February	18.4	1.4	19.8	704	1,770	2,474
March	49.4	2.7	52.1	2,111	4,125	6,236
1st Quarter	81.8	8.3	90.1	3,363	6,378	9,741
April	52.3	4.0	56.3	1,611	4,868	6,479
May	62.4	4.5	66.9	575	6,606	7,181
June	73.5	5.0	78.5	2,331	6,443	8,774
2nd Quarter	188.2	13.5	201.7	4,517	17,917	22,434
July	58.5	5.2	64.7	1,836	5,371	7,207
August	61.1	3.8	65.5	1,746	5,550	7,296
September	53.4	4.0	57.4	1,791	4,577	6,368
3rd Quarter	173.0	13.0	187.6	5,373	15,498	20,871

**TABLE 19. NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS
AWARDED, CANADA, 1945 — SEPTEMBER, 1954.**

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	⁽¹⁾ Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	196.8	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
1st Quarter	23.8	79.2	103.0	2,184	8,015	10,199
2nd Quarter	36.5	192.4	228.9	3,343	23,407	26,750
3rd Quarter	18.8	161.5	180.3	1,716	19,988	21,704
4th Quarter	51.5	169.1	220.6	4,680	18,931	23,611
Total, 1953	130.6	602.2	732.8	11,923	70,341	82,264
1954						
January	5.3	21.1	26.4	483	2,398	2,881
February	5.8	34.6	40.4	527	3,608	4,135
March	9.0	39.5	48.5	827	3,932	4,759
1st Quarter	20.1	95.2	115.3	1,837	9,938	11,775
April	12.0	64.0	76.0	1,107	6,954	8,061
May	8.7	96.7	105.4	791	10,594	11,385
June	15.2	80.0	95.2	1,380	8,360	9,740
2nd Quarter	35.9	240.7	276.6	3,278	25,908	29,186
July	12.8	83.9	96.7	1,158	8,946	10,104
August	16.0	72.9	89.9	1,448	7,739	9,187
September	17.4	72.4	89.8	1,568	7,517	9,085
3rd Quarter	46.2	229.2	275.4	4,174	24,202	28,376

(1) Estimated.

Section 2. Real Estate Lending

TABLE 20. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS⁽¹⁾, BY TYPE OF LOAN, CANADA, 1947 — SEPTEMBER, 1954.

Period	Non-Farm Property					Farms		Total	
	New Residential Construction			Other Property					
	Loans	Dwelling Units	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000
1947	20,264	26,411	109,167	25,250	154,352	1,704	7,254	47,218	270,773
1948	29,635	37,436	173,604	27,713	179,244	1,738	7,275	59,086	360,123
1949	34,238	43,056	212,328	26,216	174,602	1,579	6,916	62,033	393,846
1950	45,824	55,358	310,157	28,576	206,104	1,550	7,068	75,950	523,329
1951	30,711	38,580	236,315	26,152	190,567	1,368	7,043	58,231	433,925
1952	33,620	45,879	300,909	26,008	192,290	1,194	6,527	60,822	499,726
1953									
1st Quarter	7,630	11,653	75,838	5,706	46,283	257	1,636	13,593	123,757
2nd Quarter	11,725	16,121	107,903	7,678	61,101	317	1,742	19,720	170,746
3rd Quarter	11,159	15,049	100,192	6,701	56,222	199	1,031	18,059	157,445
4th Quarter	9,176	13,474	90,348	5,366	37,735	285	1,916	14,827	129,999
Total, 1953	39,690	56,297	374,281	25,451	201,341	1,058	6,325	66,199	581,947
1954 ⁽²⁾									
1st Quarter	8,116	13,394	89,338	5,795	47,190	255	1,362	14,166	137,890
2nd Quarter	17,238	22,724	179,501	8,346	69,765	324	1,829	25,908	251,095
3rd Quarter	20,348	26,134	212,226	8,113	71,147	213	1,331	28,674	284,704

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec saving banks are not included in this table.

(2) Preliminary.

TABLE 21. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS, ⁽¹⁾ BY TYPE OF LENDER, CANADA, 1947—SEPTEMBER, 1954.

Period	Life Insurance Companies		Trust & Loan Companies		Other Lending Institutions ⁽²⁾		Banks		Total	
	Loans	Amount \$'000	Loans	Amount \$'000	Loans	Amount \$'000	Loans	Amount \$'000	Loans	Amount \$'000
1947	28,661	189,000	17,895	75,545	662	6,228	—	—	47,218	270,773
1948	37,283	253,886	20,739	92,192	1,064	14,045	—	—	59,086	360,123
1949	36,848	272,542	23,821	110,276	1,364	11,028	—	—	62,033	393,846
1950	49,215	372,610	25,672	143,392	1,063	7,327	—	—	75,950	523,329
1951	35,514	315,933	21,701	109,113	1,016	8,879	—	—	58,231	433,925
1952	35,891	365,698	24,178	129,373	753	4,655	—	—	60,822	499,726
1953 ⁽³⁾										
1st Quarter	7,660	87,899	5,687	34,272	246	1,586	—	—	13,593	123,757
2nd Quarter	12,247	129,819	7,278	39,522	195	1,405	—	—	19,720	170,746
3rd Quarter	10,649	115,464	7,151	40,176	259	1,805	—	—	18,059	157,445
4th Quarter	8,664	94,488	5,800	32,535	363	2,976	—	—	14,827	129,999
Total, 1953	39,220	427,670	25,916	146,505	1,063	7,772	—	—	66,199	581,947
1954 ⁽³⁾										
1st Quarter	8,434	103,261	5,496	32,733	236	1,895	—	—	14,166	137,890
2nd Quarter	12,722	149,935	8,643	54,557	268	1,736	4,275	44,866	25,908	251,095
3rd Quarter	12,552	151,160	8,901	58,578	320	1,864	6,901	73,102	28,674	284,704

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Includes fire insurance companies, fraternal societies, mutual benefit societies and pension fund associations.

(3) Preliminary.

**TABLE 22. GROSS MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS AND BANKS⁽¹⁾
ON NEW NON-FARM RESIDENTIAL CONSTRUCTION BY TYPE OF DWELLING.
CANADA, 1947 - SEPTEMBER, 1954.**

Period	Single-Family Dwellings		Multiple Family Dwellings		All Dwellings	
	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000
1947	18,336	83,060	8,075	26,107	26,411	109,167
1948	26,701	133,846	10,735	39,758	37,436	173,604
1949	31,378	169,055	11,678	43,273	43,056	212,328
1950	42,296	255,880	13,062	54,277	55,358	310,157
1951	28,146	190,310	10,434	46,005	38,580	236,315
1952	30,945	235,241	14,934	65,668	45,879	300,909
1953						
1st Quarter	6,903	52,761	4,750	23,077	11,653	75,838
2nd Quarter	10,793	84,626	5,328	23,277	16,121	107,903
3rd Quarter	10,287	79,068	4,762	21,124	15,049	100,192
4th Quarter	8,388	67,036	5,086	23,312	13,474	90,348
Total, 1953	36,371	283,491	19,926	90,790	56,297	374,281
1954 ⁽²⁾						
1st Quarter	7,295	59,702	6,089	29,636	13,394	89,338
2nd Quarter	16,277	150,184	6,447	29,317	22,724	179,501
3rd Quarter	19,435	181,521	6,699	30,705	26,134	212,226

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March, 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Preliminary.

TABLE 23. GROSS JOINT, INSURED AND CONVENTIONAL MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS,⁽¹⁾ BY TYPE OF LOAN, CANADA, 1949 – SEPTEMBER, 1954.

Period	Loans on New Non-Farm Residential Construction						Other Property		Total Amount (\$000)
	Joint Loans ⁽²⁾		Conventional Loans		All Loans		Conventional Loans Amount (\$000)		
			Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)			
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)			
1949	21,912	122,736	21,144	89,592	43,056	212,328	181,518	393,846	
1950	40,338	280,060	15,020	30,097	55,358	310,157	213,172	523,329	
1951	21,189	141,040	17,391	95,275	38,580	236,315	197,610	433,925	
1952	29,508	218,593	16,371	82,316	45,879	300,909	198,817	499,726	
1953									
1st Quarter	5,968	45,923	5,685	29,915	11,653	75,838	47,919	123,757	
2nd Quarter	10,967	84,418	5,154	23,485	16,121	107,903	62,843	170,746	
3rd Quarter	8,618	69,124	6,431	31,068	15,049	100,192	57,253	157,445	
4th Quarter	7,056	56,165	6,418	34,183	13,474	90,348	39,651	129,999	
Total, 1953	32,609	255,630	23,688	118,651	56,297	374,281	207,666	581,947	
1954									
1st Quarter	9,338	73,376	4,056	15,962	13,394	89,338	48,552	137,890	
	Insured Loans ⁽³⁾								
2nd Quarter	11,695	113,346	11,029	66,155	22,724	179,501	71,594	251,095	
3rd Quarter	18,211	172,411	7,923	39,815	26,134	212,226	72,478	284,704	

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd, 1954. Conventional mortgage loan approvals by the Quebec Savings Banks are not included in this table.

(2) Joint loans under the National Housing Act.

(3) Insured loans under the National Housing Act, 1954.

**TABLE 24. GROSS MORTGAGE LOANS APPROVED UNDER THE
NATIONAL HOUSING ACTS, BY TYPE OF LOAN,
CANADA, 1949 — OCTOBER, 1954.**

Period	Joint Loans ⁽¹⁾		Corporation Loans		Total	
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)
1949	21,912	122,736	7,124	38,793	29,036	161,529
1950	40,338	280,060	4,865	25,030	45,203	305,090
1951	21,189	141,040	1,823	11,508	23,012	152,548
1952	29,508	218,593	6,910	47,951	36,418	266,544
1953						
January	1,218	9,038	142	797	1,360	9,835
February	2,096	16,326	102	673	2,198	16,999
March	2,654	20,559	71	473	2,725	21,032
April	3,340	25,402	329	2,254	3,669	27,656
May	3,749	29,794	736	4,863	4,485	34,657
June	3,876	29,205	603	4,139	4,479	33,344
July	3,768	28,421	1,825	12,860	5,593	41,281
August	2,241	18,801	607	4,673	2,848	23,474
September	2,608	21,892	601	4,607	3,209	26,499
October	2,200	17,363	1,481	10,393	3,681	27,756
November	2,657	21,376	871	6,235	3,528	27,611
December	2,200	17,436	202	1,555	2,402	18,991
Total, 1953	32,607	255,613	7,570	53,522	40,177	309,135
1954						
January	962	7,709	319	2,076	1,281	9,785
February	1,612	12,993	57	282	1,669	13,275
March	6,764	52,674	732	5,317	7,496	57,991
	Insured Loans ⁽²⁾					
April	1,031	10,339	29	246	1,060	10,585
May	3,603	34,948	38	347	3,641	35,294
June	7,061	68,059	261	1,778	7,322	69,838
July	7,372	68,965	1,115	8,163	8,487	77,128
August	5,535	52,876	109	845	5,644	53,721
September	5,304	50,570	175	1,365	5,479	51,935
October ⁽³⁾	4,678	43,850	102	816	4,780	44,666

(1) Joint loans under the National Housing Act.

(2) Insured loans under the National Housing Act, 1954.

(3) Preliminary.

TABLE 25. GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS,
BY TYPE OF LENDER, CANADA, 1950 — SEPTEMBER, 1954.

Year and Quarter	Life Insurance Companies		Trust and Loan Companies ⁽¹⁾		Banks		Sub-total		Corporation Loans		Total	
	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000
1950	37,491	259,838	2,847	20,222	—	—	40,338	280,060	4,865	25,033	45,203	305,093
1951	20,199	134,023	1,990	6,416	—	—	21,189	141,039	1,864	11,316	23,053	152,355
1952	28,463	210,223	1,045	8,370	—	—	29,508	218,593	6,980	47,748	36,488	266,341
1953												
1st Quarter	5,716	43,938	252	1,984	—	—	5,968	45,922	402	2,574	6,370	48,496
2nd Quarter	10,678	82,078	288	2,332	—	—	10,966	84,410	1,677	11,279	12,643	95,689
3rd Quarter	8,386	67,199	232	2,025	—	—	8,618	69,224	3,514	25,573	12,132	94,797
4th Quarter	6,660	53,451	397	2,725	—	—	7,057	56,176	2,620	18,675	9,677	74,851
Total, 1953	31,440	246,666	1,169	9,066	—	—	32,609	255,732	8,213	58,101	40,822	313,833
1954												
1st Quarter	9,277	72,910	61	466	—	—	9,338	73,376	1,108	7,674	10,446	81,050
2nd Quarter	6,582	64,636	382	3,844	4,731	44,866	11,695	113,346	328	2,371	12,023	115,717
3rd Quarter	9,554	90,257	892	9,052	7,765	73,102	18,211	172,411	1,399	10,364	19,610	182,775

(1) Including Fraternal Societies.

TABLE 26. NUMBER OF DWELLINGS FOR WHICH GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF BORROWER AND BY TYPE OF LOAN,
CANADA, 1949 — SEPTEMBER, 1954.

Year and Quarter	Housing for Home Ownership			Housing for Rental Purposes					Total
	Owner Applicants	Builders for Sale	Sub-Total	Rental Guarantee	Primary Industries	Limited Dividend Corporation	Other	Sub-Total	
1949	6,473	13,075	19,548	6,621	—	144	2,702	9,467	29,015
1950	11,607	26,092	37,699	4,317	8	94	3,214	7,633	45,332
1951	4,647	13,519	18,166	1,213	8	174	3,451	4,846	23,012
1952	5,794	19,455	25,249	3,607	—	841	6,721	11,169	36,418
1953									
1st Quarter	1,061	3,630	4,691	193	12	50	1,424	1,679	6,370
2nd Quarter	2,896	5,887	8,783	794	0	184	2,882	3,860	12,643
3rd Quarter	2,606	5,736	8,342	1,550	0	167	2,073	3,790	12,132
4th Quarter	1,522	4,558	6,080	627	1	920	2,049	3,597	9,677
Total, 1953	8,085	19,811	27,896	3,164	13	1,321	8,428	12,926	40,822
1954									
1st Quarter	1,157	5,122	6,279	472	—	252	3,443	4,167	10,446
2nd Quarter	3,066	7,655	10,671	—	—	240	1,112	1,352	12,023
3rd Quarter	4,243	11,423	15,666	62	107	1,026	2,759	3,944	19,610

TABLE 27. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS
APPROVED SHOWING NUMBER OF DWELLINGS BY TYPE OF DWELLING,
CANADA, 1951 — SEPTEMBER, 1954.

Type of Dwelling	Number of Dwellings								
	1951	1952	1953				1954		
			1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter
Single 1-Storey	9,761	16,013	3,347	6,328	5,915	4,723	4,846	8,420	12,675
Single 1½-Storey									
Finished	3,228	4,333	618	1,236	1,120	809	522	858	1,078
Unfinished	1,438	1,441	229	335	315	201	140	170	281
Single 2-Storey	1,836	1,673	214	650	479	215	234	468	429
Single Split-Level	—	—	—	—	—	—	—	5	288
Apartments	4,204	9,852	1,466	3,366	3,577	2,374	3,905	1,261	2,687
Other	2,363	2,554	496	728	726	1,355	799	841	2,172
Total	22,830	35,866	6,370	12,643	12,132	9,677*	10,446	12,023	19,610

**TABLE 28. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS
APPROVED SHOWING AVERAGE AMOUNT OF LOAN PER DWELLING BY TYPE OF DWELLING,
CANADA, 1951 — SEPTEMBER, 1954.**

Type of Dwelling	Average Amount of Loan per dwelling								
	1951	1952			1953			1954	
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	
Single 1-Storey	6,823	8,045	8,330	8,293	8,467	8,646	9,025	10,023	9,984
Single 1½-Storey									
Finished	7,399	8,593	8,557	8,360	8,790	8,810	9,235	10,265	10,457
Unfinished	6,477	7,737	8,077	8,226	8,386	8,573	8,455	9,479	9,510
Single 2-Storey	7,810	9,046	9,180	9,082	9,182	9,365	9,604	11,358	11,433
Single Split-Level	—	—	—	—	—	—	—	11,553	11,116
Apartments	5,580	5,407	5,805	5,824	6,176	5,830	5,890	5,954	6,084
Other	5,564	6,752	6,055	6,341	7,905	6,873	7,578	9,378	8,258
All Dwellings	6,634	7,329	7,613	7,569	7,814	7,735	7,759	9,613	9,326

TABLE 29. GROSS FAMILY INCOME⁽¹⁾, AVERAGE LOAN, DOWN PAYMENT, AND DWELLING COST FOR LOANS FOR HOME OWNERSHIP, NATIONAL HOUSING ACTS, 1951 – SEPTEMBER, 1954.

Size of Gross Family Income	Number of Borrowers				
	1951	1952	1953	1954 ⁽²⁾	
				N.H.A.	N.H.A. ⁽³⁾ 1954
Under \$2,099	37	9	6	1	2
\$2,100–\$2,399	146	32	15	4	1
\$2,400–\$2,699	736	166	100	14	11
\$2,700–\$2,999	1,441	397	227	37	24
\$3,000–\$3,499	4,163	2,557	1,830	309	344
\$3,500–\$3,999	3,381	4,231	4,494	965	1,103
\$4,000–\$4,999	3,905	5,841	9,687	3,229	3,036
\$5,000 and over	4,117	6,023	9,916	3,624	5,120
Total	17,926	19,256	26,275	8,183	9,641
Average Income (\$)	4,250	4,695	4,961	5,198	5,477
Average Down Payment (\$)	3,929	3,117	3,242	3,418	2,815
Average Amount of Loan (\$)	7,019	8,234	8,496	9,056	10,098 ⁽⁴⁾
Average Cost of Dwelling (\$) ⁽⁵⁾	10,948	11,351	11,738	12,474	12,711

(1) Gross Family Income includes the total income of all dependents of the head of the family.

(2) First nine months only. Data include home-owner loan applicants and purchasers of dwellings sold by builders.

(3) The National Housing Act, 1954, came into force on March 22nd, 1954.

(4) Including mortgage loan insurance fee.

(5) As estimated by loan applicant.

TABLE 30. GROSS NUMBERS OF PROJECTS AND DWELLINGS FOR WHICH RENTAL GUARANTEE UNDERTAKINGS ISSUED UNDER THE NATIONAL HOUSING ACTS, BY TYPE OF LOAN, CANADA, 1949 — SEPTEMBER, 1954.

Period	With Loans Under the N.H.A.		With Conventional Loans		Total	
	Number of Projects	Number of Units	Number of Projects	Number of Units	Number of Projects	Number of Units
1949	50	3,737	86	3,050	136	6,787
1950	35	3,697	21	973	56	4,670
1951	17	1,746	10	349	27	2,095
1952	47	3,917	1	44	48	3,961
1953						
1st Quarter	7	278	—	—	7	278
2nd Quarter	12	575	1	28	13	603
3rd Quarter	23	2,107	—	—	23	2,107
4th Quarter	7	472	—	—	7	472
Total, 1953	49	3,432	1	28	50	3,460
1954						
1st Quarter	2	37	—	—	2	37
2nd Quarter	1	288	—	—	1	288
3rd Quarter	1	24	1	33	2	57
Total, 1949 — Sept., 1954	202	16,878	120	4,477	322	21,355

TABLE 31. CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT,
1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND
UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,
SEPTEMBER 23, 1943 — SEPTEMBER, 1954.

Period	Number of Dwellings			Expenditures on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951	1,845	2,165	2,445	11,136
1952	1,278	1,644	2,099	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
4th Quarter	423	458	2,332	3,393
Total, 1953	1,827	1,594	—	10,017
1954				
1st Quarter	164	567	1,929	2,324
2nd Quarter	418	401	1,946	1,170
3rd Quarter	519	361	2,104	2,329
Total, 1943 — September, 1954	19,486	17,382	—	112,631

TABLE 32. LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, 1929 — SEPTEMBER, 1954.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,385
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,465
1952	38	95	110	80	1,526	4,886	1,544	5,061
1953								
1st Quarter	6	19	20	11	329	1,289	332	1,319
2nd Quarter	10	35	18	10	357	1,375	356	1,420
3rd Quarter	31	64	63	33	703	2,421	712	2,518
4th Quarter	15	33	59	22	669	2,414	673	2,469
Total, 1953	62	151	160	76	2,058	7,499	2,073	7,726
1954								
1st Quarter	14	25	49	24	367	1,413	372	1,462
2nd Quarter	19	66	15	4	304	1,232	309	1,302
3rd Quarter	27	74	43	24	751	2,909	794	3,007
Total, 1929 — Sept., 1954	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	42,518	101,541

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

**TABLE 33. LENDING OPERATIONS UNDER THE FARM IMPROVEMENT
LOANS ACT, 1944, CANADA, MARCH, 1945 — JUNE, 1954.**

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,884
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
4th Quarter	180	372	476	458	13,810	15,011	14,466	15,841
Total, 1953	722	1,479	1,604	1,547	81,640	94,877	83,966	97,903
1954								
1st Quarter	68	158	258	262	8,635	9,197	8,961	9,617
2nd Quarter	156	344	358	363	20,685	21,018	21,199	21,725
Total, March, 1945 — June, 1954	4,363	6,938	8,156	7,342	433,569	468,640	446,088	482,920

TABLE 34. OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾
NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED,
AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — SEPTEMBER, 1954.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952	3,966	26,367	7,564	1,893	4,575
1953					
1st Quarter	2,065	15,119	4,744	2,297	2,282
2nd Quarter	862	6,290	1,858	2,155	928
3rd Quarter	776	6,272	2,012	2,593	877
4th Quarter	852	6,823	1,519	1,783	959
Total, 1953	4,555	34,504	10,133	2,224	5,046
1954					
1st Quarter	844	6,663	1,975	1,990	922
2nd Quarter	1,793	12,484	3,383	1,886	1,951
3rd Quarter	1,073	8,437	2,463	2,295	1,121
Total, January, 1948 — September, 1954	23,869	162,828	48,090	4,296	27,491

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended

**TABLE 35. NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND
REAL ESTATE TRANSFERS REGISTERED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — SEPTEMBER, 1954.**

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951	41,645	109,737	27,931	75,410	43,942	162,702
1952						
1st Quarter	8,120	21,466	6,324	16,727	7,753	29,112
2nd Quarter	11,748	31,057	7,973	21,091	12,021	45,136
3rd Quarter	11,532	30,486	7,548	19,960	11,585	43,499
4th Quarter	11,791	31,172	8,709	23,030	12,195	45,790
Total, 1952	43,191	114,181	30,554	80,808	43,554	163,537
1953						
1st Quarter	9,236	24,561	7,116	18,798	9,433	34,777
2nd Quarter	13,318	35,476	8,476	22,387	14,125	52,167
3rd Quarter	12,814	34,047	8,005	21,189	13,023	48,139
4th Quarter	13,502	35,865	8,729	23,069	12,987	47,956
Total, 1953	48,870	129,949	32,326	85,443	49,568	183,039
1954 ⁽¹⁾						
1st Quarter	10,397	27,032	7,755	20,163	9,868	36,512
2nd Quarter	14,763	38,384	9,012	23,431	14,408	53,309
3rd Quarter	16,103	41,868	9,875	25,675	13,563	36,620

(1) Preliminary.

Section 3. Population and Income

**TABLE 36. NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1945 - SEPTEMBER, 1954.**
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	- 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951	128.2	54.9	5.2	27.1	94.9	3,354.2
1952						
1st Quarter	16.6	14.2	—	6.5	7.5	3,361.7
2nd Quarter	30.7	13.9	—	8.6	24.0	3,385.7
3rd Quarter	45.9	12.9	—	5.3	36.9	3,422.6
4th Quarter	34.0	14.2	—	4.8	23.2	3,445.8
Total, 1952	127.2	55.2	5.6	25.2	91.6	—
1953						
1st Quarter	17.3	14.8	—	2.0	3.1	3,448.9
2nd Quarter	29.5	14.0	—	7.8	21.9	3,470.8
3rd Quarter	47.3	13.2	—	5.8	38.4	3,509.2
4th Quarter	39.3	14.2	—	5.6	29.3	3,538.5
Total, 1953	133.4	56.2	6.1	21.2	92.3	—
1954						
1st Quarter	19.9	14.8	—	2.3	5.9	3,544.4
2nd Quarter	27.6	13.2	—	8.2	21.1	3,565.5
3rd Quarter	43.7	12.1	—	4.8	34.9	3,600.4

(1) Quarterly data not available.

(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.

(3) As at end of period (see p. 109.)

TABLE 37. NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND TOTAL POPULATION, CANADA, ⁽¹⁾ 1945 — OCTOBER, 1954.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽³⁾ (000)
1945.....	289,364	113,623	108,222	5,076	22,722	12,072
1946.....	331,471	115,188	134,331	7,683	71,719	12,292
1947.....	359,943	117,913	127,483	8,199	64,127	12,551
1948.....	348,226	119,613	123,508	6,881	125,414	12,823
1949.....	367,092	124,567	124,087	5,934	95,217	13,447
1950.....	372,009	124,220	125,083	5,208	73,912	13,712
1951.....	381,092	125,823	128,408	5,163	194,391	14,009
1952.....	395,956	124,816	127,390	5,562	164,498	14,624
1953 ⁽³⁾						
1st Quarter.....	93,459	33,076	17,331	—	22,937	14,692
2nd Quarter.....	102,845	32,263	29,450	—	55,399	14,781
July.....	37,462	10,319	17,602	—	19,697	—
August.....	34,882	9,907	14,048	—	14,594	—
September.....	35,572	11,090	15,601	—	12,471	—
3rd Quarter.....	107,916	31,316	47,251	—	46,762	14,893
October.....	38,032	10,547	15,423	—	18,624	—
November.....	34,557	9,439	13,820	—	13,916	—
December.....	34,176	10,641	10,091	—	11,230	—
4th Quarter.....	106,765	30,627	39,334	—	43,770	15,005
Total, 1953.....	410,985	127,282	133,366	6,055 ⁽³⁾	168,868	—
1954 ⁽³⁾						
1st Quarter.....	105,016	33,135	19,882	—	28,223	15,105 ⁽⁴⁾
2nd Quarter.....	107,253	30,514	27,608	—	57,542	15,239
July.....	37,200	9,525	15,201	—	15,839	—
August.....	37,837	9,612	13,255	—	14,270	—
September.....	37,451	9,535	15,272	—	10,979	—
3rd Quarter.....	112,488	28,672	43,728	—	41,088	15,364
October.....	37,450	10,384	15,198	—	11,256	—

(1) Excluding Newfoundland for the period 1945-1948.
(2) Monthly data not available.
(3) Preliminary.
(4) Estimated.

TABLE 38. NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP
1945 — SEPTEMBER, 1954.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789	20,483	36,457	14,779	51,236	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,594	33,730	58,324	50,882	42,851	93,733	16,208	15,473	31,681	125,414
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391
1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
1st Quarter	4,588	7,168	11,756	4,977	6,204	11,181	8,612	8,282	16,894	3,144	2,899	6,043	22,937
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770
Total, 1953	35,227	56,197	91,424	35,009	42,435	77,444	66,977	55,568	122,545	24,447	21,876	46,323	168,868
1954													
1st Quarter	6,068	9,420	15,488	5,769	6,966	12,735	11,957	9,555	21,512	3,531	3,180	6,711	28,223
2nd Quarter	12,945	20,273	33,218	11,487	12,837	24,324	25,967	17,707	43,671	7,251	6,617	13,868	57,542
3rd Quarter	8,582	15,062	25,644	7,973	9,471	17,444	18,815	13,118	31,933	4,829	4,326	9,155	41,088

**TABLE 39. GROSS NATIONAL PRODUCT, PERSONAL INCOME AND PERSONAL SAVINGS,
CANADA, 1945 — SEPTEMBER, 1954.**
(Millions of Dollars)

Period	G.N.P.	Personal Income		Personal Disposable Income		Personal Savings	
		Total	Farm ⁽¹⁾	Total	Per Capita \$	Total	Farm Inventory Change
1945.....	11,850	9,239	940	8,430	698	1,619	—231
1946.....	12,026	9,761	1,090	8,965	792	988	—57
1947.....	13,768	10,390	1,161	9,599	765	426	—79
1948.....	15,613	11,943	1,627	11,121	867	1,009	—65
1949.....	16,462	12,757	1,600	11,968	890	1,005	—72
1950.....	18,203	13,414	1,402	12,674	924	645	131
1951.....	21,474	15,673	2,108	14,663	1,048	1,390	354
1952.....	23,185	17,132	1,860	15,809	1,092	1,406	237
1953							
1st Quarter.....	5,321	3,935	—6	3,577	243	99	—269
2nd Quarter.....	5,789	4,222	114	3,806	255	—5	—184
3rd Quarter.....	7,225	5,483	1,287	5,160	348	1,498	882
4th Quarter.....	6,015	4,456	221	4,121	276	—93	—378
Total, 1953	24,350	18,096	1,616	16,664	1,122	1,499	51
1954							
1st Quarter.....	5,376	4,133	62	3,793	251	214	—196
2nd Quarter.....	5,832	4,379	159	3,994	262	62	—84
3rd Quarter.....	6,579	5,010	683	4,675	304	893	434

(1) Net Income received by farm operators from farm production, excluding the undistributed earnings (and the inventory valuation adjustment) of the Canadian Wheat Board.

Section 4. Building Materials

TABLE 40. INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE
OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS
AND TOTAL, CANADA, 1945 — SEPTEMBER, 1954.
(1949=100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5	126.7	148.9	114.8	129.4
June	160.5	122.8	145.2	199.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2
November	72.1	106.9	86.2	102.1	106.2	104.4
December	83.3	90.6	88.4	57.9	79.6	70.3
Annual Average	114.6	114.7	114.8	127.3	107.3	115.6
1954						
January	83.6	94.2	87.9	62.9	78.7	71.9
February	106.4	102.7	104.9	62.0	85.9	75.7
March	120.4	110.0	116.9	74.3	101.1	89.7
April	69.3	114.1	87.4	131.3	100.3	113.5
May	119.2	118.6	119.0	167.8	121.3	141.1
June	152.4	127.9	142.5	179.0	132.9	164.4
July	152.6	119.4	139.2	205.7	91.7	140.4
August	148.5	132.8	142.1	169.3	135.1	149.7
September	133.8	133.2	133.6	188.7	138.3	159.8

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951	6,553.9	84,500	292.4	230.7	214.7	164.3
1952	6,948.7	55,000	243.0	232.3	228.6	164.8
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	61.8
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.8	60.5	78.5	82.0
4th Quarter	1,230.9	18,250	76.8	74.1	68.1	70.3
Total, 1953	6,676.1	65,000	278.7	255.0	272.9	277.8
1954						
1st Quarter	1,526.4	16,500 ⁽³⁾	73.1	57.9	62.5	64.8
2nd Quarter	1,682.6	14,250 ⁽³⁾	71.4	72.6	74.0	71.4
3rd Quarter	2,143.8	22,125 ⁽³⁾	78.6	69.8	106.0	94.8

(1) Data for 1953 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Estimated.

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1954—Continued.**
(In Units Specified)

Period	Plumbing and Heating Equipment				Builders' ⁽¹⁾ Hardware
	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	13.6	7,179.1	128.8	57.2	4,328.5
1946	14.3	8,006.9	138.4	76.6	5,596.8
1947	18.1	8,726.7	157.7	121.0	5,903.9
1948	18.2	8,644.9	190.0	146.7	9,776.8
1949	15.5	7,163.1	192.2	185.2	10,090.4
1950	20.2	7,250.1	194.2	200.1	10,656.0
1951	19.2	7,489.1	172.7	226.8	14,914.0
1952	10.8	5,324.1	169.4	211.5	10,343.2
1953					
1st Quarter	4.4	1,707.5	48.2	75.0	2,969.6
2nd Quarter	4.3	1,819.3	42.9	82.9	3,047.5
3rd Quarter	3.9	1,197.2	35.9	66.5	2,838.7
4th Quarter	3.6	1,731.0	49.4	75.6	2,997.5
Total, 1953	16.2	6,455.0	176.4	300.0	11,853.3
1954					
1st Quarter	3.1	3,154.2	46.9	55.5	2,993.7
2nd Quarter	3.0	1,336.5	37.0	73.7	3,156.9
3rd Quarter	2.2	1,079.5	42.1	61.1	3,024.6

(1) Data for 1952 and 1953 are estimated (see p. 110).

TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1954—*Continued.*
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951	17.0	79.5	234.6	127.5	116.7	195.8
1952	18.5	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	19.9	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9
4th Quarter	5.8	29.8	71.9	38.9	60.7	41.7
Total, 1953	22.5	113.8	267.5	151.8	205.1	166.1
1954						
1st Quarter	5.0	20.3	47.7	39.9	50.1	49.2
2nd Quarter	6.0	32.0	73.8	38.7	44.7	48.3
3rd Quarter	5.9	29.7	112.6	38.2	55.1	38.0

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.

TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1954—*Continued*.
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	151.0	14.0
1951	2,506.0	48.8	16,528	91.4	148.0	11.4
1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	27.3	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0
4th Quarter	565.3	14.6	3,309	27.5	52.4	3.4
Total, 1953	2,882.8	46.2	15,700	105.8	183.8	10.8
1954						
1st Quarter	514.7	9.9	4,030	23.6	31.8	1.9
2nd Quarter	755.8	10.3	4,040	22.4	41.4	1.8
3rd Quarter	1,116.5	14.0	4,048	23.0	62.8	3.0

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

**TABLE 41. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — SEPTEMBER, 1954—*Concluded*.
(In Units Specified)**

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951	386.1	1,465.8	3,943.7	191.8	98,602
1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	87.6	378.9	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	318.7	1,358.3	41.8	27,819
4th Quarter	120.7	296.0	1,331.5	50.8	22,468
Total, 1953	439.9	1,356.0	5,269.7	181.6	109,643
1954					
1st Quarter	96.3	370.8	1,229.6 ⁽³⁾	45.8	23,719 ⁽³⁾
2nd Quarter	118.3	483.5	1,530.1	43.3	32,346
3rd Quarter	141.9	482.6	1,385.8	45.4	25,883

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 42. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—SEPTEMBER, 1954.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	188.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952	11.8	1.1	151.3	4.5	217.8	35.6	105.6	10.5	118.6	18.8
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5
4th Quarter	4.4	2.6	43.6	1.4	52.7	50.0	34.0	14.3	48.1	42.9
Total, 1953	14.8	—	172.5	—	243.8	—	146.1	—	190.4	—
1954										
1st Quarter	2.0	3.9	43.0	2.1	55.5	51.4	30.7	23.2	54.8	48.0
2nd Quarter	2.1	5.2	42.1	.6	61.7	49.9	41.0	21.0	52.4	33.1
3rd Quarter	4.6	3.6	43.0	2.8	61.7	40.7	50.0	9.1	57.0	31.2

TABLE 42. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1954—*Continued.*
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
1952	230.3	4.2	209.7	2.2	204.0	1.3	362.1	27.9	1,282.9	120.8
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	70.4	1.0	118.0	37.1	449.2	257.9
4th Quarter	71.3	7.5	67.6	3.0	60.4	1.2	117.2	35.5	292.7	312.7
Total, 1953	251.9	—	273.6	—	239.2	—	417.6	—	1,479.7	—
1954										
1st Quarter	58.4	7.0	60.7	4.9	55.6	1.3	81.6	48.8	260.7	141.3
2nd Quarter	69.3	8.7	70.6	8.2	61.1	1.5	116.8	46.1	395.1	181.6
3rd Quarter	71.0	7.4	111.0	3.2	81.8	1.3	150.1	36.6	444.1	119.3

**TABLE 42. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949 — SEPTEMBER, 1954—Concluded.
(In Units Specified)**

Period	Cement Products				Non-Metallic Sheathed Cable		Mineral Wool			
	Cement		Concrete Blocks		Millions of Feet		Batts		Granulated and Loose	
	Millions of Barrels of 350 lbs.		Millions of Blocks							
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	15.9	.8	46.1	3.6	85.2	1.4	130.6	2.0	3.8	.1
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	1.6	13.9	.4
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	3.2	21.4	.4
1952	18.4	.8	74.1	6.1	87.5	2.4	157.9	3.7	10.9	.5
1953	4.0	1.7	12.1	10.7	25.4	2.8	34.1	4.4	2.2	.6
1st Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	4.8	2.0	.6
2nd Quarter	6.4	.5	27.9	13.6	26.6	4.3	58.8	4.4	3.1	.5
3rd Quarter	5.3	.9	23.2	20.2	22.2	3.6	51.8	5.0	3.4	.6
4th Quarter	22.1	—	92.3	—	96.1	—	182.5	—	10.7	—
Total, 1953	3.8	2.1	11.9	28.6	23.7	6.8	33.8	3.0	2.0	.5
1954	6.7	1.4	28.6	32.0	22.8	6.4	41.4	3.0	1.9	.4
1st Quarter	6.9	3.7	32.0	29.7	27.0	2.4	65.1	.7	2.9	.5
2nd Quarter										
3rd Quarter										

**TABLE 43. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ "B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951	9,700	23.1	841	944	2,327.4
1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	10.4	283	421	1,313.8
4th Quarter	4,216	13.8	227	447	637.1
Total, 1953	16,441	46.8	937	1,546	2,482.7
1954					
1st Quarter	3,826	12.2	138	402	154.7
2nd Quarter	4,141	14.0	248	518	315.5
3rd Quarter	4,748	14.9	191	526	1,178.3

TABLE 43. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 – SEPTEMBER, 1954—Continued.
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951	19.1	352	15.7	1,895	20,825
1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407
4th Quarter	8.1	269	6.4	595	4,829
Total, 1953	30.3	677	21.9	2,096	21,200
1954					
1st Quarter	6.0	259	3.1	481	4,840
2nd Quarter	9.0	310	4.2	596	5,604
3rd Quarter	11.4	175	6.5	504	4,636

**TABLE 43. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954—Concluded.**
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951	2,295	140	28,808	8,014	69.5
1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4
4th Quarter	2,971	111	44,174	11,057	14.3
Total, 1953	8,525	327	60,644	31,241	54.1
1954					
1st Quarter	1,241	33	7,310	7,300	8.1
2nd Quarter	5,083	142	21,242	11,413	13.2
3rd Quarter	9,031	227	9,480	16,069	11.4

(1) Data for the period 1945–1947 are not available.

**TABLE 44. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951	3,433.1	6,140	55.1	2,589	73,941
1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	547	24,703
3rd Quarter	879.8	1,110	11.9	528	40,532
4th Quarter	850.2	1,145	8.0	500	28,215
Total, 1953	3,372.2	4,425	47.5	2,071	106,522
1954					
1st Quarter	774.1	966	7.2	398	14,366
2nd Quarter	905.1	1,495	11.5	550	20,560
3rd Quarter	1,259.5	1,436	12.0	638	30,697

**TABLE 44. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954—*Concluded*.
(In Units Specified)**

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951	2.6	3.8	170	7,998
1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	27	878
3rd Quarter	9.5	1.1	0	1,028
4th Quarter	1.9	1.0	35	940
Total, 1953	16.8	3.6	88	3,574
1954				
1st Quarter	.2	.5	25	780
2nd Quarter	12.5	1.1	61	1,042
3rd Quarter	90.9	1.5	58	889

**TABLE 45. PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954.
(Thousands of Tons)**

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951	215.4	112.6	163.0	90.3	53.4	130.4
1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7
4th Quarter	55.3	27.2	32.1	20.1	12.1	29.3
Total, 1953	212.0	108.9	133.6	70.5	51.0	89.8
1954						
1st Quarter	(1)	26.2	24.4	16.3	14.0	21.7
2nd Quarter	(1)	28.6	28.5	21.7	16.3	27.5
3rd Quarter	(1)	25.1	35.0	20.0	14.4	28.4

(1) Not available.

**TABLE 46. SALES AND STOCK OF SELECTED IRON AND STEEL
BUILDING MATEBIALS, CANADA, 1949 — SEPTEMBER, 1954.
(Thousands of Tons)**

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951	167.3	11.5	88.3	14.9	44.5	4.8
1952	140.0	8.6	78.8	15.1	41.4	4.2
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.0	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8
4th Quarter	29.6	13.0	16.8	14.7	11.9	6.8
Total, 1953	129.2	—	70.9	—	44.3	—
1954						
1st Quarter	23.1	14.4	14.2	16.8	7.4	18.3
2nd Quarter	29.3	10.8	22.6	15.9	14.2	10.4
3rd Quarter	37.3	5.3	22.6	13.3	15.5	7.6

**TABLE 47. IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — SEPTEMBER, 1954.
(In Units Specified)**

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948	2.0	0	131	30
2nd Quarter	65.3	853	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3
4th Quarter	76.1	1,758	1,972	33,197	.9	.5	158	—
Total, 1953	265.3	4,607	9,253	113,759	4.8	7.6	416	66
1954								
1st Quarter	96.5	1,213	2,047	15,398	.3	.1	36	3
2nd Quarter	72.9	2,817	1,430	8,737	.2	.3	28	7
3rd Quarter	67.7	1,999	1,064	14,482	.1	2.7	51	34

(1) Data for 1945 are not available.

**TABLE 48. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRY, CANADA⁽¹⁾
1946 — SEPTEMBER, 1954.**

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87
October	129,023	7,828	60.67
November	122,414	7,432	60.71
December	118,215	7,193	60.85
Annual Average, 1953	122,569	7,247	59.13
1954			
January	113,563	6,462	56.90
February	113,797	6,738	59.21
March	114,885	7,059	61.44
April	115,537	7,088	61.34
May	116,136	7,175	61.78
June	122,640	7,345	59.89
July ⁽³⁾	129,462	7,837	60.53
August	131,107	7,945	60.60
September ⁽²⁾	131,033	7,630	58.23

(1) As reported by employers with 15 or more employees.

(2) Preliminary.

(3) Revised.

**TABLE 49. NON-SEASONAL LAYOFFS IN THE BUILDING MATERIAL INDUSTRY,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — SEPTEMBER, 1954.**

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952	56	3,111	2,089	159	863
1953					
1st Quarter	5	334	239	95	—
2nd Quarter	6	183	78	50	55
3rd Quarter	13	638	405	50	183
4th Quarter	25	2,017	974	32	1,011
Total, 1953	49	3,172	1,696	227	1,249
1954					
1st Quarter	19	1,370	260	400	710
2nd Quarter	21	1,099	128	250	721
3rd Quarter	11	471	55	10	406

(1) See p. 111.

**TABLE 50. STRIKES AND LOCKOUTS IN THE BUILDING MATERIAL INDUSTRY,
CANADA, 1945 — SEPTEMBER, 1954.**

Period	Building Material Industry		
	Number ⁽¹⁾ of Strikes	Number ⁽¹⁾ of Workers	Time Lost in ⁽²⁾ Working Days
1945.....	17	2,687	10,703
1946.....	23	39,684	1,459,840
1947.....	25	3,037	58,049
1948.....	11	1,187	7,405
1949.....	10	890	11,420
1950.....	19	7,295	69,344
1951.....	23	1,705	19,081
1952.....	17	2,652	25,452
1953			
1st Quarter.....	—	—	—
2nd Quarter.....	3	194	3,450
3rd Quarter.....	4	1,892	9,385
4th Quarter.....	3	967	6,120
Total, 1953.....	10	3,053	18,955
1954			
1st Quarter.....	1	406	900
2nd Quarter.....	6	129	1,506
3rd Quarter.....	2	1,066	4,300

(1) Data relate to strike and lockouts commencing during the period.
(2) Data relate to new strikes and lockouts and to those already in existence.

Section 5. Building Labour

**TABLE 51. EMPLOYMENT,⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA,
1945 - SEPTEMBER, 1954.
(In Thousands)**

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction ⁽²⁾ Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
	Occupation ²	Industry							
1945	-	145	3,277	-	70	72	-	3,347	4,483
1946	-	241	3,438	8	113	125	249	3,551	4,824
1947	-	254	3,660	8	87	91	262	3,747	4,914
1948	259	293	3,738	9	104	81	302	3,842	4,996
1949	347	348	3,860	18	136	101	366	3,996	5,071
1950	337	338	3,993	30	137	139	368	4,130	5,182
1951	325	352	4,175	19	82	83	371	4,257	5,255
1952	313	344	4,283	30	130	134	374	4,413	5,301
1953									
March	276	284	4,221	39	168	172	323	4,389	5,192
June	330	373	4,397	16	89	90	389	4,486	5,387
September	340	387	4,416	15	83	84	402	4,449	5,398
December	288	330	4,323	50	183	190	380	4,506	5,275
Annual Average	310	348	4,341	29	132	136	377	4,468	5,325
1954									
January	240	262	4,207	84	271	280	346	4,478	5,242
February	241	260	4,159	89	302	312	349	4,461	5,230
March	239	268	4,134	85	311	318	353	4,445	5,236
April	255	284	4,135	76	296	303	360	4,431	5,257
May	285	335	4,289	42	212	217	377	4,501	5,392
June	312	372	4,380	32	180	185	404	4,560	5,462
July	331	380	4,375	30	167	172	410	4,542	5,556
August	325	388	4,383	27	172	174	415	4,555	5,569
September	307	364	4,389	28	162	167	392	4,551	5,483

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 112).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

**TABLE 52. EMPLOYMENT IN THE CONSTRUCTION INDUSTRY,
PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS,
BY NUMBER OF HOURS WORKED PER WEEK, CANADA,
MARCH, 1949 — SEPTEMBER, 1954.**

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951	5.9	7.8	47.3	30.2	8.7	41	14,355
1952	7.7	7.4	49.1	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541
December 12	5.5	10.9	57.0	21.5	5.2	39	13,000
Annual Average	5.0	6.8	54.9	25.8	7.5	41	14,108
1954							
January 23	13.0	8.0	52.3	22.5	4.2	37	9,595
February 20	5.0	9.1	56.9	20.8	4.2	38	9,851
March 20	7.1	6.4	59.7	21.3	5.5	39	10,538
April 17	5.6	47.5	30.7	12.3	3.9	34	9,737
May 22	3.5	6.6	57.6	24.8	7.5	41	13,828
June 19	3.2	6.7	57.5	23.9	8.7	42	15,440
July 24	4.4	6.0	55.7	25.3	8.6	41	15,702
August 21	4.9	5.9	52.8	26.6	9.8	41	16,069
September 18	5.5	8.0	53.6	24.7	8.2	41	14,965

(1) For qualitative note see p. 112.

TABLE 53. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL INDUSTRIES, CANADA, ⁽¹⁾ 1945 – SEPTEMBER, 1954.

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	53.8	88.8
1946	65,386	2,230	33.97	69.5	88.2
1947	88,124	3,322	37.41	85.6	95.7
1948	100,726	4,192	41.41	95.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	102.4	101.5
1951	134,147	7,077	52.76	110.2	108.8
1952	143,796	8,619	59.94	122.5	111.6
1953					
January	136,222	7,331	53.82	111.3	113.0
February	128,781	8,216	63.80	101.9	110.3
March	125,331	8,201	65.44	93.7	110.0
April	125,922	8,158	64.78	95.9	110.0
May	133,793	8,737	65.31	108.5	110.9
June	142,768	9,365	65.59	119.0	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September	175,613	11,761	66.97	141.3	116.6
October	172,172	11,836	68.74	138.5	116.9
November	166,349	11,193	67.29	133.9	115.9
December	155,867	10,392	66.67	125.5	114.1
Annual Average	150,467	9,616	64.90	121.2	113.4
1954					
January	142,647	8,347	58.52	114.3	109.9
February	127,089	8,346	65.67	101.8	107.0
March	122,803	8,388	68.30	99.7	106.6
April	122,108	8,220	67.21	99.7	105.6
May	130,098	8,657	66.55	105.9	106.2
June	140,768	8,972	63.74	114.4	109.0
July ⁽³⁾	149,085	9,864	66.16	120.7	111.7
August ⁽⁴⁾	155,893	10,447	67.00	125.8	112.1
September ⁽⁴⁾	158,039	10,393	65.76	129.1	112.7

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945–1952 represent annual averages.

(3) Revised.

(4) Preliminary.

**TABLE 54. NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, ⁽¹⁾
1945 — SEPTEMBER, 1954.**

Period	Number of ⁽²⁾ Hourly Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53
December	121,601	40.8	4,963	161.3	65.81
Annual Average	119,707	40.7	4,883	156.8	63.82
1954					
January	102,138	33.7	3,443	163.3	55.03
February	90,972	38.5	3,504	165.1	63.56
March	88,654	40.1	3,559	166.0	66.57
April	91,901	39.9	3,667	164.0	65.44
May	98,695	39.6	3,912	163.3	64.67
June	107,005	38.1	4,080	161.5	61.53
July	114,290	40.7	4,651	159.2	64.79
August	116,949	42.0	4,912	156.9	65.90
September	118,600	41.5	4,922	155.5	64.53

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

**TABLE 55. LABOUR INCOME IN THE CONSTRUCTION INDUSTRY
AND TOTAL LABOUR INCOME, CANADA,⁽¹⁾
1945 — SEPTEMBER, 1954.**

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945.....	225	300	4,953	6,604
1946.....	297	383	5,323	6,868
1947.....	405	478	6,221	7,336
1948.....	491	506	7,170	7,392
1949.....	558	558	7,761	7,761
1950.....	565	549	8,311	8,077
1951.....	622	545	9,676	8,518
1952.....	751	647	10,743	9,228
1953				
1st Quarter.....	171	149	2,772	2,403
2nd Quarter.....	207	181	2,897	2,527
3rd Quarter.....	239	207	2,991	2,583
4th Quarter.....	228	196	2,993	2,576
Total, 1953.....	845	733	11,653	10,089
1954				
January.....	56	48	941	813
February.....	54	47	947	818
March.....	54	47	941	815
1st Quarter.....	164	142	2,829	2,446
April.....	59	51	954	825
May.....	67	58	975	844
June.....	70	60	1,000	861
2nd Quarter.....	196	169	2,929	2,530
July.....	77	66	1,010	869
August.....	76	65	1,014	867
September.....	78	67	1,030	881
3rd Quarter.....	221	198	3,054	2,617

(1) Includes Newfoundland from 1949.

**TABLE 56. UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
1949 — OCTOBER, 1954.**

As at Date of Reporting Closest to (1) End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,334	940	10,096	2,357	25,430
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,837	1,368	12,848	2,623	33,685
1951	160	802	877	11,484	185	2,730	39	349	150	902	214	1,550	1,625	17,817	1,832	10,309	3,457	28,126
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,619	23,353	1,377	14,923	2,996	38,276
1953																		
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
June	200	517	754	6,417	277	822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
September	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
December	90	2,521	89	30,169	47	7,528	15	801	75	2,011	195	8,638	511	51,688	147	62,065	658	113,753
Annual Average	192	1,406	442	16,748	150	3,418	52	416	192	1,227	240	3,272	1,268	26,487	1,142	24,489	2,410	50,976
1954																		
January	39	4,439	131	42,787	54	9,063	5	1,317	65	3,025	155	11,553	449	72,184	285	82,186	734	154,370
February	61	4,644	167	44,548	51	8,626	12	1,262	82	3,577	143	11,791	516	74,451	303	84,222	819	158,673
March	82	3,949	146	41,748	62	6,882	17	1,289	74	3,763	137	11,571	518	69,204	278	82,040	796	151,244
April	100	2,676	268	31,625	164	4,084	43	992	58	3,386	288	9,476	921	52,837	1,007	60,686	1,928	113,528
May	86	1,341	394	15,951	229	1,781	64	442	87	2,416	285	5,877	1,145	27,808	813	31,787	1,958	59,595
June	185	932	364	11,454	149	1,371	81	287	82	1,982	260	5,043	1,121	21,069	762	26,216	1,883	47,285
July	196	623	349	8,512	140	1,380	89	173	86	1,531	221	3,828	1,081	16,047	634	20,452	1,715	36,499
August	203	590	351	7,326	108	1,522	69	113	122	1,381	314	3,439	1,167	14,271	825	18,590	1,992	32,861
September	176	504	293	7,376	94	1,967	68	162	143	1,327	270	3,520	1,044	14,856	876	17,835	1,920	32,691
October	158	605	253	8,967	50	3,050	65	320	83	1,432	232	4,623	841	18,997	558	21,455	1,399	40,452

(1) Data for period 1949-1952 are annual averages.

TABLE 57. APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾ AND GRADUATES, CANADA, 1949 — SEPTEMBER, 1954.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	347	93	967	233	171	28	270	59	1,578	324	1,358	349	594	112	5,285	1,198
1952	321	69	946	215	156	35	264	66	1,647	276	1,494	289	589	113	5,417	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396
4th Quarter	339	13	974	26	159	3	204	8	1,227	37	1,740	59	540	13	5,183	159
Total, 1953	—	64	—	184	—	29	—	72	—	325	—	300	—	99	—	1,073
1954																
1st Quarter ⁽²⁾	375	22	1,024	45	214	7	241	19	1,563	89	1,891	91	709	27	6,017	300
2nd Quarter ⁽²⁾	354	7	1,012	32	192	7	230	5	1,976	97	1,941	59	743	23	6,448	230
3rd Quarter	388	22	1,017	101	195	12	238	19	1,989	102	2,002	118	768	41	6,597	415

(1) At beginning of period.

(2) Revised.

TABLE 58. IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE,
CANADA, 1945 — SEPTEMBER, 1954.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Other Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290
4th Quarter	292	483	181	46	89	302	64	1,457	113	1,570
Total, 1953	1,151	2,376	891	171	545	1,468	282	6,884	819	7,703
1954										
1st Quarter	243	464	159	27	123	270	55	1,341	83	1,424
2nd Quarter	704	1,279	517	103	278	712	109	3,702	208	3,910
3rd Quarter	662	870	325	47	197	553	66	2,720	88	2,808

TABLE 59. STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1954.

Period	The Building Industry			All Industries		
	Number ⁽¹⁾ of Strikes	Number ⁽¹⁾ of Workers	Time Lost ⁽²⁾ in Working Days	Number ¹ of Strikes	Number ⁽¹⁾ of Workers	Time Lost ⁽²⁾ in Working Days
1945	5	325	2,848	197	96,068	1,457,420
1946	12	892	6,535	228	139,474	4,516,393
1947	32	6,057	44,262	236	104,120	2,397,340
1948	18	3,322	39,546	154	42,820	885,793
1949	13	3,602	41,120	137	51,437	1,063,667
1950	12	2,258	28,836	161	192,153	1,389,039
1951	31	7,260	63,569	373	128,620	901,739
Total, 1952	51	29,687	343,866	222	120,818	2,879,955
1953						
1st Quarter.....	4	1,137	2,247	38	9,108	87,845
2nd Quarter.....	5	1,176	1,859	47	10,339	122,593
3rd Quarter.....	7	1,123	9,132	46	22,016	292,377
4th Quarter.....	3	1,222	6,270	35	12,928	820,114
Total, 1953.....	19	4,658	19,508	166	54,391	1,322,929
1954						
1st Quarter.....	4	509	3,775	43	12,475	223,184
2nd Quarter.....	6	606	7,665	51	12,775	141,786
3rd Quarter.....	8	5,523	67,874	37	14,214	229,903

(1) Data relate to strikes and lockouts commencing during the period.

(2) Data relate to new strikes and lockouts and to those already in existence.

Section 6. Building Costs

TABLE 60. INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF CONSTRUCTION MATERIAL PRICES, CANADA, 1945—OCTOBER, 1954.
(1949=100)

Period	Lumber and its Products	Cement Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Non-Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2	67.5	65.0	71.4
1946	62.7	80.3	80.1	80.3	88.2	76.7	70.6	67.4	72.4	67.8	75.0
1947	75.1	86.4	88.3	94.4	90.9	90.4	80.5	85.0	81.9	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.4	103.4	108.5	97.3	98.8	123.6	101.7	106.4	103.7	106.4	105.0
1951	131.9	110.9	119.7	110.1	106.9	123.8	116.5	122.3	121.8	125.5	118.6
1952	129.1	117.	129.3	108.5	108.8	114.3	119.6	122.3	129.5	124.9	123.2
1953											
1st Quarter	127.7	119.8	133.5	108.9	109.3	113.9	118.0	123.0	131.0	124.6	124.7
2nd Quarter	127.7	119.4	137.0	110.2	109.3	114.4	118.2	122.6	131.0	124.7	124.7
July	128.2	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.6	124.7
August	128.1	119.3	137.4	113.9	108.1	115.3	116.8	121.1	131.0	124.4	124.5
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	123.2	123.6
October	126.2	119.4	137.4	114.5	108.1	115.3	112.9	128.1	132.2	122.9	123.8
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	123.7	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	123.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	116.2	122.4	131.4	123.9	124.4
1954											
1st Quarter	123.8	120.6	137.4	114.9	108.4	116.3	113.0	118.9	130.6	121.3	123.1
2nd Quarter	123.6	119.1	137.4	115.1	109.2	117.9	112.5	120.8	129.7	121.3	121.6
July	124.9	118.9	137.4	116.6	109.2	122.4	111.4	121.1	130.0	122.0	121.2
August	124.9	118.9	137.4	117.4	109.2	122.4	111.4	118.6	128.5	121.9	120.2
September	124.9	118.9	137.4	117.4	109.2	125.7	112.7	118.6	128.9	122.2	120.4
October	124.9	118.9	137.4	117.6	109.2	125.7	112.7	118.6	128.9	122.2	120.5

TABLE 61. INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES AND IN ALL INDUSTRIES, CANADA, 1946—OCTOBER, 1954.
(1949=100)

Period	Bricklayers	Carpenters	Electrician	Painters	Plumbers	Sheet Metal Workers	Truck Drivers	Unskilled Construction Workers	All Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1946	76.8	77.9	76.3	76.2	74.3	77.9	70.8	72.0	75.9	74.8
1947	84.6	85.5	83.4	81.8	80.4	84.8	84.2	83.7	83.9	85.0
1948	93.1	96.0	94.8	94.4	92.7	95.9	93.7	93.0	94.2	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.8	106.3	106.8	103.1	103.9	107.0	104.2	104.0	105.5	103.8
1951	113.9	119.9	118.0	116.1	114.5	118.3	116.0	119.1	119.4	114.7
1952	121.1	129.6	129.0	126.6	122.1	129.5	125.5	129.6	129.6	128.2
1953										
1st Quarter	122.8	128.6	129.3	126.8	124.4	129.6	127.1	129.7	129.8	
2nd Quarter	125.3	130.9	131.0	128.5	126.4	130.8	128.2	130.4	131.0	
July	125.9	133.0	133.3	130.4	128.0	132.1	130.8	133.3	133.6	
August	126.0	133.3	133.8	130.7	128.3	132.1	131.1	133.5	133.9	
September	126.4	134.6	135.6	131.4	130.7	135.4	132.6	135.2	135.4	
October	127.0	136.3	135.6	133.2	130.9	137.5	135.1	137.8	137.4	134.8
November	127.0	136.3	135.6	133.4	130.9	137.9	135.1	137.8	137.5	
December	127.3	136.9	135.7	133.4	131.0	137.9	135.2	138.3	137.8	
Annual Average	125.3	132.4	132.5	129.9	127.9	132.8	130.5	133.0	133.2	
1954										
1st Quarter	127.5	136.9	135.8	133.5	131.2	138.2	135.6	138.5	138.0	
2nd Quarter	128.0	134.1	136.0	134.7	132.0	135.7	136.2	139.4	138.8	
July	128.4	138.1	136.7	136.2	132.7	139.8	136.8	140.6	139.7	
August	128.7	138.2	136.9	136.2	133.0	139.9	136.8	140.6	139.8	
September	128.7	138.2	137.1	136.2	133.1	140.4	136.8	140.8	139.9	
October	128.7	138.2	137.1	136.2	133.2	140.7	136.9	140.8	139.9	(2)

(1) Data for intervening months not available.
(2) Not yet available.

TABLE 62. COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF ALL COMMODITIES, 1945—OCTOBER, 1954.
(1949=100)

Period	Residential Building Materials	Non-Residential Building Materials	All Construction Workers Including Holiday Pay Allowances	Residential Building Materials and Wage Rates	Non-Residential Building Materials and Wage Rates	Wholesale Prices of All Commodities
1945	65.0	71.4	71.5	67.4	71.4	66.6
1946	67.8	75.0	75.9	70.8	75.3	70.0
1947	79.1	84.5	83.9	80.9	84.3	82.3
1948	95.4	95.9	94.2	95.0	95.3	97.5
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	106.4	105.0	105.5	106.1	105.2	106.5
1951	125.5	118.6	119.4	123.2	118.9	121.1
1952	124.9	123.2	129.6	126.7	125.4	114.0
1953						
1st Quarter	124.6	124.7	129.8	126.5	126.4	111.7
2nd Quarter	124.7	124.7	131.0	127.1	126.9	111.2
July	124.6	124.7	133.6	128.0	127.8	111.6
August	124.4	124.5	133.9	128.0	127.8	112.2
September	123.2	123.6	135.4	127.7	127.7	111.7
October	122.9	123.8	137.4	128.3	128.6	111.3
November	122.5	123.7	137.5	128.1	128.5	110.4
December	122.0	123.6	137.8	127.9	128.6	110.5
Annual Average	123.9	124.4	133.2	127.4	127.4	111.8
1954						
1st Quarter	121.3	123.7	138.0	127.6	128.3	110.6
2nd Quarter	121.3	121.6	138.8	127.8	127.6	109.9
July	122.0	121.2	139.7	128.6	127.7	109.6
August	121.9	120.2	139.8	128.6	127.1	108.8
September	122.2	120.4	139.9	128.8	127.2	108.6
October	122.2	120.5	139.9	128.8	127.3	108.3

TABLE 63. CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT,
HOME OWNERSHIP AND SHELTER COST, CANADA, 1945 — OCTOBER, 1954.
(1949=100)

Period	Rent	Home ⁽¹⁾ Ownership	Shelter ⁽¹⁾ Cost	Total Consumers' Price Index
1945	91.1	—	—	75.0
1946	91.6	—	—	77.5
1947	94.9	—	—	84.8
1948	98.1	—	—	97.0
1949	100.0	100.0	100.0	100.0
1950	108.2	103.6	106.2	102.9
1951	114.5	114.4	114.4	113.7
1952	120.9	119.3	120.2	116.5
1953				
January	123.5	120.7	122.3	115.7
February	123.8	120.7	122.5	115.5
March	123.9	120.6	122.5	114.8
April	124.2	120.6	122.7	114.6
May	124.3	121.0	122.9	114.4
June	125.5	121.0	123.6	114.9
July	125.9	121.3	123.9	115.4
August	126.2	121.4	124.1	115.7
September	126.3	121.5	124.2	116.2
October	126.9	121.4	124.5	116.7
November	127.2	122.0	125.0	116.2
December	127.7	122.0	125.2	115.8
Annual Average	125.5	121.2	123.6	115.5
1954				
January	128.0	121.9	125.4	115.7
February	128.1	121.8	125.4	115.7
March	128.4	121.8	125.6	115.5
April	128.6	121.7	125.6	115.6
May	128.7	121.8	125.8	115.5
June	129.8	121.8	126.4	116.1
July	130.1	121.9	126.6	116.2
August	130.6	122.3	127.0	117.0
September	130.8	122.4	127.2	116.8
October	131.1	122.5	127.4	116.8

(1) Not available prior to 1949.

TABLE 64. ESTIMATED COST OF DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF DWELLINGS, CANADA, 1953 — SEPTEMBER, 1954.

Period and Type of Dwelling	Average Estimated Costs ⁽¹⁾				Average Finished Floor Area Sq. Ft.	Average Construction Cost Per Square Foot \$
	Land \$	Construction \$	Other \$	Total \$		
1953						
Single 1-Storey	1,178	10,034	453	11,665	1,061	9.45
Single 1½-Storey						
Finished	1,241	10,066	493	11,800	1,218	8.26
Unfinished	1,256	9,480	359	11,095	918 ⁽²⁾	6.61
Single 2-Storey	1,313	11,335	493	13,141	1,347	8.41
Apartment	531	6,963	589	8,083	861	8.09
Other	1,253	12,542	570	14,365	1,645	7.62
1954						
1st Quarter						
Single 1-Storey	1,629	10,262	520	12,411	1,092	9.39
Single 1½-Storey						
Finished	1,795	10,537	609	12,941	1,264	8.33
Unfinished	1,438	9,290	475	11,203	1,169 ⁽²⁾	5.62
Single 2-Storey	1,642	11,316	563	13,521	1,320	8.57
Apartment	703	7,006	537	8,246	838	8.36
Other	953	8,553	348	9,854	1,036	8.26
2nd Quarter ⁽³⁾						
Single 1-Storey	1,628	10,594	247	12,469	1,087	9.74
Single 1½-Storey						
Finished	1,617	10,878	236	12,731	1,248	8.72
Unfinished	1,400	9,865	238	11,503	895	7.22
Single 2-Storey	1,845	12,667	246	14,758	1,383	9.16
Single Split Level	2,475	12,839	220	15,534	1,293	9.93
Apartment	695	6,904	403	8,002	871	7.93
Other	1,299	10,533	201	12,033	1,234	7.79
3rd Quarter ⁽³⁾						
Single 1-Storey	1,674	10,317	241	12,232	1,070	9.66
Single 1½-Storey						
Finished	1,917	10,699	240	12,856	1,249	8.57
Unfinished	1,534	9,562	270	11,366	889	7.23
Single 2-Storey	1,849	12,418	272	14,539	1,400	8.87
Single Split Level	1,978	11,972	289	14,239	1,258	9.52
Apartment	779	6,671	693	8,143	814	8.20
Other	886	8,788	168	9,842	1,400	8.45

(1) Estimated by loan applicants.

(2) Total floor area including unfinished portion averaged 1,434 sq. ft. in 1953 and 1,414 in the first nine months of 1954.

(3) From April 1, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot, are not directly comparable between periods before and after April, 1954.

TABLE 65. ESTIMATED COST OF SINGLE 1-STOREY DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF COST, CANADA, 1947 — SEPTEMBER, 1954.

Period	Average Estimated Costs ⁽¹⁾				Average Floor Area Sq. Ft.	Average Construction Cost Per Sq. Ft. \$
	Land \$	Construction \$	Other \$	Total \$		
1947	523	5,796	103	6,422	839	6.91
1948	570	6,685	124	7,379	877	7.62
1949	657	7,335	153	8,145	910	8.05
1950	835	8,171	209	9,215	974	8.39
1951	1,030	9,412	320	10,762	1,030	9.13
1952	1,179	9,641	374	11,194	1,024	9.41
1953						
1st Quarter	1,222	9,915	424	11,561	1,061	9.35
2nd Quarter	1,197	10,083	435	11,715	1,061	9.50
3rd Quarter	1,150	10,052	466	11,668	1,055	9.53
4th Quarter	1,155	10,031	483	11,669	1,070	9.38
Annual Average	1,178	10,034	453	11,665	1,061	9.45
1954						
1st Quarter	1,629	10,262	520	12,411	1,092	9.39
2nd Quarter ⁽²⁾	1,628	10,595	247	12,470	1,087	9.74
3rd Quarter ⁽²⁾	1,674	10,317	242	12,233	1,070	9.66

(1) Estimated by loan applicants.

(2) From April, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot are not directly comparable between periods before and after April, 1954.

**TABLE 66. PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS
BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER
OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION,
CANADA, 1946 — OCTOBER, 1954.**

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3
November	21	56	16	3	4	5.7
December	26	53	15	2	4	5.4
Annual Average	19	45	22	8	6	6.3
1954						
January	12	50	28	2	8	6.7
February	9	52	27	6	6	6.9
March	5	56	29	7	3	6.5
April	5	45	31	14	5	7.3
May	14	32	35	13	6	7.2
June	24	24	30	12	10	7.3
July	33	27	20	13	7	6.6
August	32	37	11	12	8	5.9
September	32	48	6	8	6	5.5
October	30	50	9	5	6	5.4

(1) Not available for 1946 and 1947.

Section 7. Building Industry

TABLE 67. BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945—SEPTEMBER, 1954.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies (1)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies (1)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies (1)	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	699	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303
4th Quarter	37	686	1,186	10	194	247	527	10,583	18,729
Total, 1953	144	1,927	3,815	35	963	1,445	1,617	24,063	41,549
1954 ⁽²⁾									
1st Quarter	45	730	1,389	11	209	301	602	8,323	14,040
2nd Quarter	34	333	1,054	21	354	532	531	8,006	12,621
3rd Quarter	33	2,223	2,701	9	183	267	441	7,582	11,293

(1) See p. 115.

(2) Preliminary.

TABLE 68. INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES,
CANADA, 1945 — OCTOBER, 1954.
(1939=100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945.....	118.0	102.7
1946.....	152.2	119.1
1947.....	139.9	108.9
1948.....	138.1	117.5
1949.....	145.8	113.1
1950.....	189.1	139.9
1951.....	277.3	188.6
1952.....	288.5	193.6
1953		
January.....	298.7	191.1
February.....	296.0	186.4
March.....	298.4	187.3
April.....	287.1	176.1
May.....	279.9	174.5
June.....	275.4	170.5
July.....	283.3	176.0
August.....	288.7	177.2
September.....	274.1	166.9
October.....	271.6	165.5
November.....	278.3	168.0
December.....	280.9	167.4
Annual Average.....	284.4	175.6
1954		
January.....	288.5	171.6
February.....	291.8	178.9
March.....	290.1	181.0
April.....	303.8	191.6
May.....	328.4	198.5
June.....	327.3	197.8
July.....	337.1	199.3
August.....	354.5	206.0
September.....	353.6	209.9
October.....	348.6	210.4

PART III— SOURCES AND EXPLANATORY NOTES

Sources and Explanatory Notes

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

Part I. Charts

FIGURE 1.—Chart based on data shown in Table 1.

FIGURE 2.—Chart based on data shown in Tables 41 and 45.

FIGURE 3.—Chart based on data shown in Tables 60-62.

Part II. Tabular Material

TABLE 1. Sources of data shown in Table 1 are as follows:

1945	<i>Housing Statistics</i> , 1946, D.B.S.
1946	Data for completions obtained from <i>Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947</i> , D.B.S. Data for units under construction at the end of 1946 obtained from <i>Housing Bulletin No. 1</i> , March 1948, D.B.S.
1947	Data for completions obtained from <i>Supplement to Housing Statistics</i> , 1947, D.B.S. Data for units under construction at the end of 1947 obtained from <i>Housing Bulletin No. 1</i> , March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
1948-1949	Data obtained from monthly issues <i>Housing Bulletin</i> , D.B.S.
1950-1954	Data obtained from monthly issues <i>New Residential Construction</i> , D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1954 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 2. Actual data were obtained from the same sources as are shown for the material in Table 1. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

A seasonally adjusted annual series was prepared for each region, Atlantic, Quebec, Ontario, prairies, and British Columbia. These series were added together to obtain figures for Canada. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

TABLE 3. The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-1954 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 4. Sources are the same as for Table 1.

TABLE 5. Sources of data shown in Table 5 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1954 Sources are the same as for Table 1.

TABLE 6. Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 7. Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. A small number of dwellings built for employees of government departments are also included.

Privately-initiated housing with Federal Government assistance comprises starts of houses financed with loans under the National Housing Acts, the Farm Loan Act, 1927, and the Veterans' Land Act, 1942, and starts of houses financed with loans guaranteed under the Farm Improvement Loans Act, 1944 and the National Housing Acts.

National Housing Act starts for 1947 and 1948 were distributed by quarter according to the pattern established by the number of housing units approved for loans. Starts under the rental insurance plan, the Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944, were considered to be equal to the number of units approved under these provisions.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of the National Housing Act, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 8. Data on Federal-provincial rental housing agreements, veterans' rental housing and armed service married quarters constructed by C.M.H.C. and Defence Construction (1951) Limited, are prepared by the Statistical and Accounting Departments of C.M.H.C. Data on armed service married quarters constructed by the Department of National Defence in the period 1949-1951 were prepared by the construction branches of that department. Information relating to housing for employees of Federal Government departments is estimated by the Economic Research Department, C.M.H.C., on the basis of information provided by the courtesy of the Department of Finance. Data on housing built under the capital assistance provisions of the Defence Production Act are provided by the Statistical Department, C.M.H.C.

TABLE 9. Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 10. Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installation of street lights and filling and grading of grounds.

TABLE 11. Data are from records of Accounting Division, C.M.H.C.

TABLE 12. Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 13. Data for new residential construction, major improvements and alterations, repair and maintenance for the years 1945-1948 were obtained from *Residential Real*

Estate in Canada by O. J. Firestone, University of Toronto Press, 1951, Tables 64 and 77 on pages 252 and 281. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1953-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

New residential construction initiated by government enterprises includes housing under the veterans' rental program, Federal-provincial agreements under the National Housing Acts, and subdivision projects under the Veterans' Land Act. New residential construction initiated by Federal Government departments include armed service married quarters for the Department of National Defence together with housing for employees of other Federal Government departments.

TABLE 14. Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1954 housing data estimated by the Economic Research Department, C.M.H.C.

TABLE 15. Data for 1950 from *National Accounts Income and Expenditure* by Quarters 1947-1952, Research and Development Division, D.B.S. Data for the years 1951-1952 from *National Accounts, Income and Expenditure*, First Quarter, 1954, Research and Development Division D.B.S. Data for the years 1953-1954 from *National Accounts Income and Expenditure*, Third Quarter, 1954, Research and Development Division, D.B.S.

The seasonal adjustment differs from that of Table 2 in that no account is taken of regional differences in seasonal variation. The seasonal adjustment is made to the total value of privately-initiated new residential construction shown in the table.

TABLE 16. Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1951-1954 from *National Accounts Income and Expenditure*, First and Second Quarters, 1954, Research and Development Division, D.B.S.

TABLE 17. Data from same source as for Table 8.

TABLE 18. Data from 1945-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1954, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 19. Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 62.

TABLE 20. Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 104 lending institutions comprising 39 life insurance companies, 32 trust companies, 17 loan companies, 7 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1952.

Data on loans by the chartered banks and the Quebec savings banks, under the National Housing Act, 1954, are from the Statistical Department, C.M.H.C.

TABLES 21, 22. Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 20.

TABLE 23. Data for joint and insured loans supplied by Statistical Department, C.M.H.C. Data for total loans compiled by Economic Research Department, C.M.H.C. from sources as outlined in Table 21. Conventional loan figures are obtained by deducting joint and insured loans from total loans. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint and insured loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so that error should not be large.

TABLE 24. Data supplied by the Statistical Department, C.M.H.C.

TABLES 25, 26 27, 28. Data supplied by the Statistical Department, C.M.H.C.

TABLE 29. Data from Statistical Department, C.M.H.C. Gross family income includes the total income of dependents of the loan applicant in addition to his own income. The average down-payment is estimated on the basis of loan amounts and the applicants' estimates of the total cost of the dwellings. Data for 1954 include home-owner loans and those builders loans where the dwellings for which the loans were made have been sold.

TABLE 30. Data compiled by Mortgage Administration Department, C.M.H.C.

Figures represent all Rental Guarantee undertakings issued to date by the Corporation with respect to both Corporation loans and Lending Institution loans. No allowance has been made for cancellations or other adjustments.

Data under the heading "With Loans under N.H.A." refer to Rental Guarantee undertakings issued in respect of which Corporation Loans have been approved. Data under the heading "With Conventional Loans" refer to Rental Guarantee undertakings issued in respect of which loans were approved by lending institutions.

TABLE 31. Data compiled by the Economic Research Department, C.M.H.C., from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1954 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-54.

TABLE 32. Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 33. Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 34. Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 35. Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1954 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages discharged, Greater Toronto Area, 1945-1954, reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1953, recorded in 10 land title offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*, 1953, p. 107.

Estimates for Ontario in 1953 and 1954 are based on data supplied for Greater Toronto.

TABLE 36. Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1953 estimated by the Economic Research Department C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 37. Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1952, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1953 and 1954 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 38.

TABLE 38. Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 39. Data for the years 1945-1949 from *National Accounts, Income and Expenditure 1926-1950*, Research and Development Division, D.B.S.

Data for the years 1949-1954 from *National Accounts, Income and Expenditure 1949-1952*, First and Third Quarter, 1954, Research and Development Division, D.B.S.

TABLE 40. Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As in the case of the production indexes, values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement

of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 41. Sources of data for building materials are as follows:

- Sawn Lumber:
 1945-1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.
 1953-1954 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.
- Hardwood Flooring:
 1946-1954 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.
- Wood Fibre Building Board:
 1945 By courtesy of the Forest Products Statistics Section, D.B.S.
 1946-1954 Monthly issues *Rigid Insulating Board Industry*, D.B.S.
- Building Brick and Structural Tile:
 (Data relates to face and common brick only)
 1945-1950 *Clay and Clay Products*, 1950, D.B.S.
 1951-1954 Monthly issues *Products Made from Canadian Clays*, D.B.S.
- Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:
 1945-1954 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- Mineral Wool (Batts, Granulated and Loose):
 1945-1951 Annual issues *The Stone Industry in Canada*, D.B.S.
 1952-1954 Monthly issues *Mineral Wool*, D.B.S.
- Cement:
 1945-1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
 1954 Monthly issues *Cement and Cement Products*, D.B.S.
- Concrete Blocks Cement Pipe and Tile:
 1945-March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.
 April, 1949-1954 Monthly issues *Cement and Cement products*, D.B.S.
 Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.
- Gypsum Plaster; Wallboard; Lath:
 1945-1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.
 1953-1954 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S. The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster, etc.
- Builders' Hardware:
 1945-1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.
 1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C., based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.
- Domestic Heating Boilers; Cast Iron Radiators:
 1945-1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.
 1952-1954 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.
- Hot Water Storage Tanks:
 1945-1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.
 1952-1954 Monthly issues *Domestic Range Boilers*, D.B.S.
- Electric Hot Water Tank Heaters:
 1945-1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.
 1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C. from data, supplied by D.B.S., which represent the production of firms which, in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts:

1945-1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951-1954 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:

1948-1954 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945-1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952-1954 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 42. Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 43. Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 44. Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 45. Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1945-1951 Annual issues *Iron Casting Industry*, D.B.S.

1952-1954 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945-1954 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945-1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951-1954 Monthly issues *Nails Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945-1954 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 46. Data based on monthly reports supplied by courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 47. Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 48. Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payroll Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building material, sanitary ware, mineral wool, sand and gravel.

TABLE 49. Data obtained by courtesy of the Economic and Research Branch, Department Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National

Employment Service. Layoffs occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for layoff and second, because reports are not received for layoffs involving less than 50 workers or for those of less than two weeks duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however, do not directly reflect the demand and supply conditions in the market for building materials. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 50. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 51. Data for 1945-1951 on employment and unemployment in non-agricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 35, 1953, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1952-1954 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 51 includes engineering as well as building construction, whereas Table 53 covers the building industry only.

The industry classification used in Table 51 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 52. Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy of the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of workers employed in the construction industry.

TABLE 53. Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945-1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950-1954 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945-1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947-1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951-1954 Monthly issues *Employment and Payrolls* D.B.S.

TABLE 54. Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 53.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 55. Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. Monthly data for 1951-1954 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 14 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 14 is intended to cover all construction expenditures, the estimates in Table 55 do not include: (1) expenditures by unincorporated own account contractors and builders, (2) construction outlay by railway and telephone companies, (3) repair and maintenance construction outlay on force account by non-construction companies, (4) construction outlay by Federal, provincial or municipal governments.

TABLE 56. Compiled by the Unemployment Insurance Section Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 57. Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 58. Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 59. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 60. The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes*, D.B.S. Indexes of prices of building materials, including the composite index of residential building materials, obtained from *Prices and Price Index Numbers of Residential Building Materials*, March

1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index of residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 61. Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1946-1952. The intervening monthly indexes for 1953 and 1954 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1946-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1954. The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1951 census.

The index for all industries for the years 1946-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 62. Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential materials index shown in Table 60 and the index of wage rates of all construction workers, including holiday pay allowances, shown in Table 61. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 60 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 61. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

TABLE 63. Data are obtained from monthly issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLES 64, 65. Data compiled by the Statistical Department, C.M.H.C.

TABLE 66. Data for 1946 and 1947 obtained from *Annual Report, 1947*, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1954 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 67. Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in this table covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in this table.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 68. Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1954 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953 and 1954.
- (3) Data converted from a 1935-1939 to a 1939 base.

INDEX OF CONTENTS

	PAGE
Apprenticeship training, construction trades	20, 90
Bankruptcies	22, 100
Banks	14, 45, 49
Births	17, 61
Building materials:	
costs	20, 93, 95
companies, stock prices	22, 101
exports	18, 76, 77, 80
imports	73-75, 80
iron, production of	78
iron, shipments	79, 80
price indexes	20, 93, 95
production	18, 64-69, 78
sales	18, 64, 70-72
steel, production of	78
steel, shipments	80
stocks	18, 64, 70-72
Building permits issued, residential	42
Canadian Farm Loan Act, 1927	16, 56
Completions:	11, 25, 26, 28, 29, 32
completed dwellings unsold	30
completion time	99
Consumers' Price Index	96
Contracts Awarded, residential	43
Costs, building:	
dwelling, by type of	20, 21, 97, 98
non-residential building materials	93, 95
residential building materials	20, 93, 95
wage rates of construction workers	20, 94, 95
Deaths:	
to married persons	60
total	61
Domestic Disappearance:	
building materials, index of	64
Earnings:	
building industry	20, 86, 87
building material industry	81
construction industry	88
Employment:	
all industries	17, 84, 85
building industry	18, 20, 86, 87
building material industry	81
construction industry	18, 84, 85
non-agricultural industries	84, 86
Expenditures:	
armed service married quarters	36, 41
federal-provincial housing	35, 41
government departments, housing for	37, 41
government enterprises, housing for	37
gross national	40
improvements, residential	12, 37
new residential construction	12, 37-40
non-residential construction	12, 38-40

	PAGE
personal.....	40
private residential construction.....	12, 37, 39, 40
public residential construction.....	12, 37, 41
repair, residential.....	37, 38
Veterans' Land Act, 1942.....	16, 55
Veterans' Rental Housing.....	41
Farm Housing:	
Canadian Farm Loan Act, 1927.....	16, 56
completions.....	28
Farm Improvement Loans Act, 1944.....	16, 57
Quebec Farm Credit Bureau.....	16, 58
starts.....	27
Veterans' Land Act, 1942.....	16, 55
Farm Improvement Loans Act, 1944.....	16, 57
Federal-Provincial Agreements:	
housing projects.....	33
land assembly projects.....	34
Gross Domestic Investment.....	13, 40
Gross National Expenditure.....	40
Gross National Product.....	63
Home ownership, index of costs.....	96
House-building activity:	
completions.....	11, 25, 26, 28, 29, 32
distribution of units, completed and unsold.....	30
privately-initiated.....	11, 31
publicly-assisted.....	11, 31
publicly-initiated.....	11, 31, 32
starts.....	11, 25-27, 31, 32
under construction.....	25
Immigration:	
building labour.....	20, 91
total.....	17, 61, 62
Income	
borrowers under National Housing Acts.....	15, 53
building industry.....	20, 86, 87
building material industry.....	81
construction labour.....	88
national.....	17, 63
personal.....	17, 63
total labour.....	17, 88
Institutional Mortgage Lending:	
conventional.....	13, 47, 54
N.H.A.....	13-15, 48-53
total.....	13, 44-47
Labour:	
apprenticeship training.....	20, 90
earnings.....	17, 20, 21, 81, 86-88
employment.....	17-19, 81, 84-87
immigration, building labour.....	20, 91
income.....	17, 20, 21, 86-88
strikes.....	83, 92
unemployment.....	17, 84
unfilled vacancies.....	89
unplaced applicants.....	17, 89

	PAGE
Land, cost of	21, 97, 98
Layoffs.....	82
Life Insurance Companies.....	13, 14, 45, 49
Loan Companies.....	13, 14, 45, 49
Mortgage Lending:	
Canadian Farm Loan Act, 1927.....	16, 56
conventional loans.....	13, 47, 54
Farm Improvement Loans Act, 1944.....	16, 57
National Housing Acts.....	14-16, 48-54
Quebec Farm Credit Bureau.....	16, 58
Veterans' Land Act, 1942.....	16, 55
total.....	13, 44-47
Mortgage registrations and discharges:	
Greater Toronto.....	59
Province of Ontario.....	59
National Housing Acts:	
borrowers' income.....	15, 53
corporation loans.....	14, 48, 49
cost of dwellings.....	15, 20, 21, 97, 98
dwellings, type of.....	51, 52
federal-provincial agreements.....	12, 32-35, 41
insured loans.....	11, 47, 48
joint loans.....	47, 48
lender, type of.....	14, 49
limited dividend corporations.....	14, 50
loans for home ownership.....	15, 50
loans for rental purposes.....	14, 50
loans to builders.....	15, 50
primary industries.....	50
rental guarantee plan.....	54
Population:.....	61
births.....	17, 61
deaths.....	61
family formation.....	17, 60
immigration.....	17, 61
marriages.....	17, 60, 61
Prices:	
common stocks, industrial.....	22, 101
common stocks, building material industry.....	22, 101
construction materials (see Costs, Building).....	
consumers' price index.....	96
home ownership, index of costs.....	96
rent, index of.....	96
shelter, index of costs.....	96
wholesale price index.....	95
Privately-initiated housing:.....	11, 31
Publicly-assisted housing:.....	11, 31
Publicly-initiated housing:.....	31, 32
armed services married quarters.....	32
federal-provincial agreements.....	12, 32, 33
government departments.....	37
government enterprises.....	37
veterans' rental.....	32
Rent, Index of:.....	96
Residential building materials, wholesale prices:.....	20, 93, 95

	PAGE
Residential, new construction, value of:.....	12, 37-43
Shelter, index of.....	96
Strikes:	
all industries.....	83, 92
building industry.....	92
building material industry.....	83
Trust Companies.....	13, 45, 49
Unemployment:	
all industries.....	17, 84
construction industry.....	84
non-agricultural industries.....	84
Wages:	
building industry.....	20, 86, 87
building material industry.....	81
construction workers, index of wage rates.....	94, 95



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UNIVERSITY OF TORONTO
DEPT. OF POLITICAL ECONOMY

BAROMETRICS FILE "A"

HOUSING IN CANADA

4TH QUARTER
1954

CONTENTS

	Page
Foreword	3
List of Tables and Charts	5
Part I.—Summary	9
Part II.—Tabular Material	21
1. House Building Activity.....	23
2. Real Estate Lending.....	44
3. Population and Income.....	60
4. Building Materials.....	64
5. Building Labour.....	84
6. Building Costs.....	93
7. Building Industry.....	100
Part III.—Sources and Explanatory Notes	103
Index	117

FOREWORD

Housing in Canada is published quarterly and is designed to provide information on the housing situation, particularly the rate of new house building.

The report is arranged in three parts. A textual summary is presented in Part I highlighting the statistical material contained in Part II. Part III provides source notes for the statistical data and explanatory notes where interpretation of the series seems appropriate.

Some of the material incorporated in this report is obtained from original sources with other data supplied by various Federal Government departments, and by the Quebec Government through its Farm Credit Bureau. This co-operation has greatly facilitated the preparation of this publication and is gratefully acknowledged.

**Economic Research Department,
Central Mortgage and Housing Corporation.**

Ottawa, March, 1955.

LIST OF TABLES

TABLE	PAGE
House Building Activity	
1. Number of New Dwellings Started, Completed and Under Construction, Canada, 1945 — February, 1955.....	23
2. Dwellings Started and Completed in New Structures, Actual and Seasonally Adjusted Annual Rates, by Quarter, Canada, 1949 — December, 1954.....	24
3. Number of New Permanent Dwellings Started by Urban and Rural Areas, Canada, 1947 — December, 1954.....	25
4. Number of New Permanent Dwellings Completed by Urban and Rural Areas, Canada, 1947 — December, 1954.....	26
5. Number of New Permanent Dwellings Started, By Type of Unit, Canada, 1948 — December, 1954.....	27
6. Number of New Permanent Dwellings Completed by Type of Unit, Canada, 1947 — December, 1954.....	28
7. Distribution of New Completed Dwellings Unsold, by Number of Months Unsold, and Average Number of Months Unsold, Metropolitan Areas and Other Major Cities, Canada, 1950 — December, 1954.....	29
8. Number of Dwellings in New Structures Started, Publicly-Initiated, and Privately-Initiated, With and Without Federal Government Assistance, Canada, 1949 — December, 1954.....	30
9. Publicly-Initiated Housing, Dwellings Started and Completed, Canada, 1949 — December, 1954.....	31
10. Federal-Provincial Housing Operations Under the National Housing Acts, Canada, 1950 — December, 1954.....	32
11. Federal-Provincial Land Assembly Operations Under the National Housing Acts, Canada, 1950 — December, 1954.....	33
12. Expenditures on Federal-Provincial Housing and Land Assembly Operations under the National Housing Acts, Canada, 1950 — December, 1954.....	34
13. Armed Service Married Quarter, Construction Operations by Central Mortgage and Housing Corporation, Number of Dwellings Started, Completed and Under Construction, and Actual Expenditures, Canada, 1949 — December, 1954.....	35
14. Expenditures on New Residential Construction by Type of Initiation, Major Improvements, Repair and Maintenance, Canada, 1945 — December, 1954.....	36
15. Expenditures on New Construction, Major Improvements, Repair and Maintenance, Residential and Other Construction, Canada, 1945 — December, 1954.....	37
16. Private Expenditures on New Construction, Residential and Other, Actual and Seasonally Adjusted at Annual Rates, Canada, 1951 — December, 1954.....	38
17. Personal Expenditures, Government Expenditures, Gross Domestic Investment and Gross National Expenditure, Canada 1945 — December, 1954.....	39
18. Publicly-Initiated Housing, Expenditures By Program, Canada, 1949 — December, 1954.....	40
19. Gross and Net Residential Capital Formation, Valued in Current Dollars and in 1939 Dollars, Residential and other Construction, Canada, 1945 — December, 1954.....	41
20. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — December, 1954.....	42
21. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — December, 1954.....	43
Real Estate Lending	
22. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, by Type of Loan, Canada, 1947 — December, 1954.....	44
23. Gross Mortgage Loans on Real Estate Approved by Lending Institutions and Banks, by Type of Lender, Canada, 1947 — December, 1954.....	45
24. Gross Mortgage Loans Approved by Lending Institutions and Banks on New Non-Farm Residential Construction by Type of Dwelling, Canada, 1947 — December, 1954.....	46
25. Gross Joint, Insured and Conventional Mortgage Loans on Real Estate approved by Lending Institutions and Banks, by Type of Loan, Canada, 1949 — December, 1954.....	47
26. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Loan, Canada, 1949 — February, 1955.....	48
27. Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Lender, Canada, 1950 — December, 1954.....	49
28. Number of Dwellings for which Gross Mortgage Loans Approved Under the National Housing Acts, by Type of Borrower and by Type of Loan, Canada, 1949 — December, 1954.....	50
29. Lending Operations under the National Housing Acts, Analysis of Gross Loans Approved Showing Number of Dwellings by Type of Dwelling, Canada, 1949 — December, 1954.....	51

TABLE	PAGE
30. Lending Operations under the National Housing Acts, Analysis of Gross Loans Approved Showing Average Amount of Loan per Dwelling by Type of Dwelling, Canada, 1949 — December, 1954.....	52
31. Gross Family Income, Average Loan, Down Payment, and Dwelling Cost for Loans for Home Ownership, National Housing Acts, 1951 — December, 1954.....	53
32. Gross Number of Projects and Dwellings for Which Rental Guarantee Undertakings Issued Under the National Housing Acts, By Type of Loan, Canada, 1949 — December, 1954.....	54
33. Construction Operations Under the Veterans' Land Act, 1942, Number of New Dwellings Started, Completed, and Under Construction, and Expenditures, Canada, September 23, 1943 — December, 1954.....	55
34. Lending Operations under the Canadian Farm Loan Act, 1927, Canada, 1929 — December, 1954.....	56
35. Lending Operations under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — December, 1954.....	57
36. Operations under the Quebec Housing Act, Number and Amount of Loans Approved, Number of Dwellings Involved, and Provincial Commitments, January, 1948 — December, 1954.....	58
37. Number of Mortgages Registered and Discharged and Real Estate Transfers Registered, Greater Toronto Area and Province of Ontario, 1945 — December, 1954.....	59
Population and Income	
38. Net Family Formation and Number of Families, Canada, 1945 — December, 1954...	60
39. Number of Births, Deaths, Marriages, Divorces, Immigration and Total Population, Canada, 1945 — December, 1954.....	61
40. Number of Immigrants to Canada, by Sex, Marital Status and Age Group, 1945 — December, 1954.....	62
41. Gross National Product, Personal Income and Personal Savings, Canada, 1945 — December, 1954.....	63
Building Materials	
42. Indexes of Production and Indexes of Domestic Disappearance of Construction Materials, by Lumber, Other Construction, Materials and Total, Canada, 1945 — December, 1954.....	64
43. Production of Selected Building Materials, Canada, 1945 — December, 1954.....	65
44. Sales and Stocks of Selected Building Materials, Canada, 1949 — December, 1954.....	70
45. Imports of Selected Building Materials, Canada, 1945 — December, 1954.....	73
46. Exports of Selected Building Materials, Canada, 1945 — December, 1954.....	76
47. Production of Selected Iron and Steel Building Materials, Canada, 1945 — December, 1954.....	78
48. Sales and Stocks of Selected Iron and Steel Building Materials, Canada, 1949 — December, 1954.....	79
49. Imports and Exports of Selected Iron and Steel Building Materials, Canada, 1945 — December, 1954.....	80
50. Employment and Weekly Payrolls in the Building Material Industry, Canada, 1946 — December, 1954.....	81
51. Non-Seasonal Layoffs in the Building Material Industry, Number of Establishments, and Number of Employees by Reason for Layoff, Canada, March, 1948 — December, 1954.....	82
52. Strikes and Lockouts in the Building Material Industry, Canada, 1945 — December, 1954.....	83
Building Labour	
53. Employment, Unemployment, and the Labour Force, by Industry, Construction, Non-Agricultural and All Industries, Canada, 1945 — December, 1954.....	84
54. Employment in the Construction Industry, Percentage Distribution of Construction Workers, by Number of Hours Worked per Week, Canada, 1949 — December, 1954.....	85
55. Employment and Weekly Payrolls in the Building Industry and Indexes of Employment in the Building and Non-Agricultural Industries, Canada, 1945 — December, 1954.....	86
56. Number of Hourly Wage Earners, Average and Total Number of Hours Worked per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — December, 1954.....	87
57. Labour Income in the Construction Industry and Total Labour Income, Canada, 1945 — December, 1954.....	88
58. Unfilled Vacancies and Unplaced Applicants in Construction Trades, 1949 — December, 1954.....	89
59. Apprenticeship Training in Construction Trades, By Number in Training and Graduates, Canada, 1949 — December, 1954.....	90

TABLE	PAGE
60. Immigration of Construction Workers By Trade, Canada, 1945 — December, 1954..	91
61. Strikes and Lockouts in the Building Industry and in All Industries, Canada, 1945 — December, 1954.....	92

Building Costs

62. Indexes of Residential Building Material Prices and Composite Indexes of Construction Material Prices, Canada, 1945 — December, 1954.....	93
63. Indexes of Average Hourly Wage Rates in Construction Trades and in all Industries, Canada, 1946 — December, 1954.....	94
64. Composite Indexes of Wage Rates and Material Prices in the Construction Industry with Wholesale Prices of all Commodities, 1945 — December, 1954.....	95
65. Consumer Price Index with Sub-Indexes of Rent, Home-Ownership and Shelter Cost, Canada, 1945 — December, 1954.....	96
66. Estimated Cost of Dwellings Financed under the National Housing Acts by Type of Dwelling, Canada, 1953 — December, 1954.....	97
67. Estimated Cost of Single 1-Storey Dwellings Financed Under the National Housing Acts, by Type of Cost, 1947 — December, 1954.....	98
68. Percentage Distribution of New Completed Dwellings by Number of Months Under Construction and Average Number of Months Under Construction, by Month of Completion, Canada, 1946 — December, 1954.....	99

Building Industry

69. Bankruptcies in the Construction Industry, Building Material Industries and in all Industries, Canada, 1945 — September, 1954.....	100
70. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Eighty-Two Industrial Companies, Canada, 1945 — December, 1954.....	101

LIST OF CHARTS

FIGURE	PAGE
1. Dwellings in New Structures Started, By Type of Initiation, Canada, 1950 — 1954..	12
2. Net Family Formation and Dwellings Completed, Canada, 1941 — 1954.....	17
3. Indexes of Residential Material Prices, Wage Rates of Construction Workers and Combined Index of Material Price and Wage Rates, Canada, January, 1951 — December, 1954.....	19

PART I—SUMMARY

SECTION 1.—House Building Activity

(See Tables 1-21)

The volume of house-building activity in 1954 set a new record, exceeding that of the previous peak year, 1953, by 8 per cent. Favourable supply and demand factors contributed to this increase. Population pressures on the housing stock continued strong, though there was some decline in net family formation, and personal income continued at high levels. Building materials and labour were in good supply so that construction costs changed little during the year. Of particular importance, however, were the effects of the new National Housing Act, 1954, with its provisions for easier terms to borrowers and for the participation of the banks in mortgage lending under the Act. These provisions resulted in a substantial increase in house-building financed under the Act. There was little change in the number of dwelling starts financed by other means.

Starts of new dwellings, excluding conversions, increased from 102,400 in 1953 to 113,500 in 1954, completions were up from 96,600 to 102,000 and the number of dwellings under construction increased from 59,900 at the beginning of the year to 68,600 at the end of the year. In addition to dwellings in new structures, some 4,300 new dwelling units are estimated to have resulted from the conversion of existing structures during 1954.

In the metropolitan area of Toronto, housing starts rose by 77 per cent, from 11,500 in 1953 to 20,500 in 1954. Starts in the rest of the country, which rose by only 3 per cent for the year as a whole, were increasing as the year progressed and in the fourth quarter were 13 per cent above the fourth quarter of 1953. The late increase in starts was largely the result of the transition from the old National Housing Act to the new. In the six week period following the coming into force of the 1954 Act on March 22nd, there were few loans as approved lenders accustomed themselves to the new procedures. By June, however, operations under the new Act were at a high level and contributed in large measure to the upswing in housing starts in the second half of the year.

In most of Canada, single-family houses constituted a greater proportion of total starts in 1954 than in 1953. The opposite was true in Toronto, however, and to a sufficient degree that, for the country as a whole, apartment dwellings made up the same proportion of total starts as in 1953. Starts of single-family dwellings represented 69 per cent of the total; apartments, 30 per cent and duplexes, row-houses, etc., the remainder.

At the end of 1954, there were 995 single-family and duplex dwellings completed and unoccupied compared to 634 at the end of 1953. Part of this increase in completed dwellings unoccupied reflects the higher volume of completions. Also, the present and future availability of lower down-payments on houses financed under the new Act tended to make it more difficult to sell houses financed by other means.

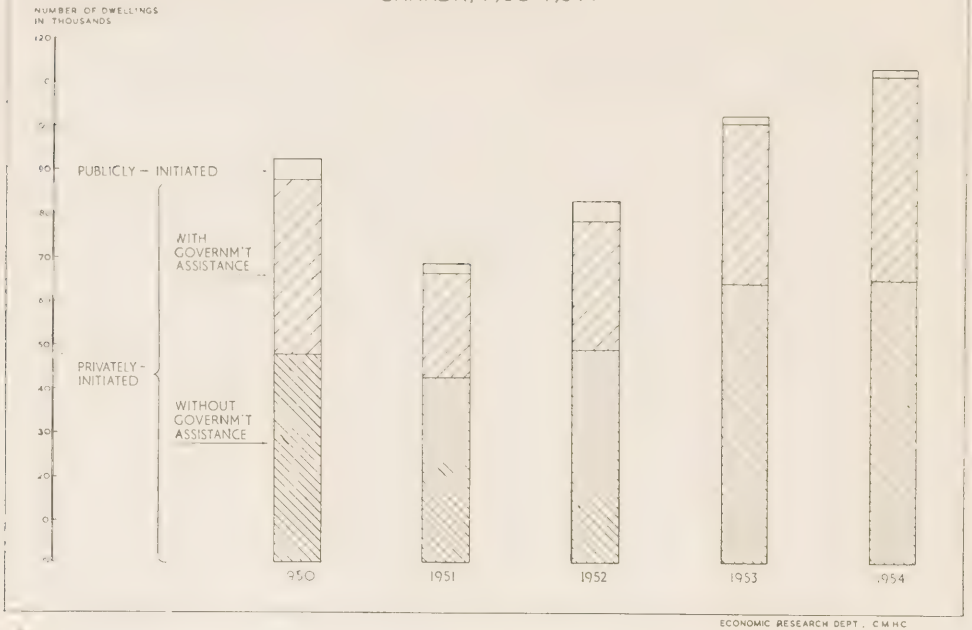
Type of Initiation

Privately-initiated dwelling starts represented 98.6 per cent of the total in 1954. These starts increased by 11 per cent from 100,600 in 1953 to 112,000 in 1954. Starts of publicly-initiated dwellings declined from 1,855 to 1,540.

The decline in publicly-initiated dwelling starts reflects fewer starts under the Federal-provincial agreements provided for in the National Housing Acts and under the program for the provision of married quarters for the armed services.

FIGURE 1

DWELLINGS IN NEW STRUCTURES STARTED BY TYPE OF INITIATION. CANADA, 1950-1954.



Publicly-Assisted House Building

The proportion of total starts, both publicly and privately-initiated, which were financed with some form of public assistance, increased from 35 per cent in 1953 to 43 per cent in 1954. This increase reflects the high level of activity under the new National Housing Act, 1954. The insurance of mortgage loans under the Act is now the main form of public assistance to private house-builders. Assistance is also provided by means of direct loans under that Act, together with direct loans under the Veterans' Land Act and the Canadian Farm Loan Act. Guarantees of loans are made available under the Farm Improvement Loan Act, while rental guarantees are provided under the National Housing Act, 1954. More detail about the particular forms of assistance to the privately-initiated sector is given in Section 2.

Investment Expenditures

New housing construction was the only one of the main components of capital expenditures to increase from 1953 to 1954. While expenditures on new housing construction increased from \$1,083 million in 1953 to \$1,169 million in 1954, expenditures on non-residential construction declined from \$2,581 million in 1953 to \$2,525 million in 1954, and on new machinery and equipment, from \$2,176 million to \$1,804 million. As a result, expenditures on new housing construction represented 21.3 per cent of all capital expenditures in 1954 compared to 18.6 per cent in 1953.

Of the total expenditures on new housing construction only a small amount, \$10 million, represented public expenditures. Private expenditures on new housing construction increased from \$1,061 million in 1953 to \$1,159 million in 1954. These expenditures, together with consumer expenditures, provided an important element of strength to overall private demand in the economy in 1954. Together, these expenditures represented 69.8 per cent of gross national expenditure in 1954 compared to 66.3 per cent in 1953.

SECTION 2.—Real Estate Lending

(See Tables 22-37)

The record level of house-building activity in 1954 was made possible by a considerable increase in mortgage lending for such purposes. Institutional lenders approved mortgage loans for new residential construction in the amount of \$632 million in 1954 compared to \$374 million in 1953. Of the increase, \$162 million represented mortgage loans approved by the banks, admitted to mortgage lending under the new National Housing Act, while \$142 million represented an increase in the commitments of the funds of the other lending institutions. At the same time, there was a reduction in the commitments of Government funds under the joint loan arrangement of the old National Housing Act from \$64 million in 1953 to \$18 million in the first quarter of 1954 when the old Act was still in operation.

Conventional Institutional Lending

The lending institutions approved conventional mortgage loans for \$427 million in 1954 compared to \$326 million in 1953. While there were increases in loans on all types of property, the largest increase was in loans for new residential construction. Loans approved for this purpose amounted to \$169 million in 1954 compared to \$119 million in 1953. The number of dwelling units for which these loans were approved increased from 23,700 in 1953 to 31,700 in 1954.

Of these loans for new residential construction, a larger proportion were for multiple dwelling units in 1954 than was the case in 1953. In 1953, 45 per cent of the dwelling units for which conventional institutional mortgage loans were approved were multiple dwelling units, in 1954 the proportion was 62 per cent.

The National Housing Acts

There was a considerable increase in activity under the National Housing Acts from 1953 to 1954. The total value of gross loans approved increased from \$309 million in 1953 to \$489 million in 1954 and, in terms of units, from 40,200 to 53,900. This represented an increase of 58 per cent in value and 34 per cent in the number of dwelling units. In the period April to December, loans under the new National Housing Act, 1954, amounted to \$408 million for 43,400 dwelling units compared to \$261 million for 33,900 units under the old Act in the corresponding period of 1953.

Loans by Approved Lenders

The life insurance companies continued to be the most important of the approved lenders under the new Act, as under the old one. These companies

approved loans to the value of \$208 million under the new Act in the nine months of its operation in 1954 compared to \$202 million under the old Act in the corresponding period of 1953. For the whole year, 1954, under the new and old Acts together, these companies made commitments of their own funds to a total of \$263 million compared to \$185 million in 1953. In terms of dwelling units, the loan approvals of the life companies declined from 31,400 units in 1953 to 31,000 in 1954. That fewer units were financed with a larger amount of funds is the result of an increase in the average loan amount under the new Act, and the withdrawal of the Government's share of joint loans.

The banks, new to mortgage lending under the National Housing Act, 1954, contributed 41 per cent of the funds committed by approved lenders under the Act in the period March 22nd to the end of the year. These loans were for 17,300 dwelling units.

Trust and loan companies approved loans amounting to \$20 million for 1,950 dwelling units in 1954 compared to \$9 million for 1,170 dwelling units in 1953.

Corporation Loans

The Central Mortgage and Housing Corporation is empowered to make direct mortgage loans where loans from approved lenders are not available. This may occur either because the loans have special terms, such as the high loan-to-value ratios authorized for loans to defence workers, or because private lenders are unable or unwilling to make loans in some areas. With private funds for mortgage loans more widely available as a result of the participation of banks as lenders under the Act, there were fewer calls upon the Corporation to make direct loans of this type. The Corporation, in 1954, approved 664 of these loans relating to 1,285 dwelling units compared to 2,709 loans for 5,913 dwelling units in 1953.

The Corporation also makes loans to limited dividend corporations and to employers in primary industries. Loans to limited dividend corporations, for the construction of low rental housing, were made for 2,070 dwelling units in 1954 compared to 1,321 dwelling units in 1953. Loans to employers in primary industries, for the construction of dwellings for their employees, were made in respect of 107 dwelling units in 1954.

Type and Amount of Loan

A larger proportion of dwelling units for home-ownership were financed under the Acts in 1954 than in 1953. These dwellings represented 78 per cent of all units for which loans were approved in 1954 compared to 68 per cent in 1953. Under the new Act alone, the proportion was even higher: 83 per cent. This change reflects the easier terms to home-owner borrowers on loans under the new Act. In addition, the Central Mortgage and Housing Corporation, in 1954, made loans for rental guarantee projects only in exceptional circumstances. As a result, a larger proportion of rental dwelling units were financed by means of conventional loans rather than loans under the National Housing Acts.

Of the dwellings for home-ownership for which loans were approved in 1954, 75 per cent were to be built by speculative builders, for sale. This proportion has varied between 66 per cent and 78 per cent over the last six years.

The average amount of loan on dwellings for home-ownership increased from \$8,496 in 1953 to \$9,944 in 1954. Most of this increase was the result of

the higher loan-to-value ratios and maximum loan amounts provided for under the new Act and Regulations. Two other factors contributed to the increase: the inclusion in the loan of the amount of the mortgage loan insurance fee, and the rise in land values.

Down-Payments and Incomes of Borrowers

The increase in the size of the average loan on single-family dwellings was accompanied by a decline in the amount of down-payment provided by the home-owner. The average down-payment declined by 18 per cent from \$3,242 under the old Act in 1953 to \$2,672 under the new Act in 1954. The relative decline was even more marked for houses in the higher cost range and this accounts in part for an increase in the proportion of these houses financed under the new Act. It also helped to account for an increase in the proportion of borrowers in the higher income groups. Borrowers with gross family incomes of \$5,000 or more represented 53 per cent of all borrowers under the new Act in 1954 compared to 35 per cent under the old Act in 1953. The average gross family income of home-owner borrowers under the Acts, increased from \$4,961 in 1953 to \$5,464 in 1954.

Rate of Interest

In line with the reduction in interest rates on long-term Government of Canada bonds, the maximum interest rates on loans under the National Housing Act, 1954, were lowered with effect from February 17, 1955. The maximum rate on insured loans, loans for rental guarantee projects, and home improvement and home extension loans was lowered from $5\frac{1}{2}$ to $5\frac{1}{4}$ per cent. The rates on loans to limited dividend housing corporations and to primary producers were also lowered by one quarter of one per cent, to $3\frac{1}{2}$ per cent and $4\frac{1}{2}$ per cent, respectively.

Home Improvement Loans

Effective January 1, 1955, the home improvement loan provisions of Part IV of the National Housing Act, 1954, were put into force for veterans under subsisting small holding contracts with the Director, Veterans' Land Act. Effective February 1, 1955, these provisions came into force for all borrowers eligible under the Act. Before 1955, these loans were limited to borrowers in the Municipal District of Yellowknife, Northwest Territories.

The Act provides for government guarantees of loans made by chartered banks, or other approved installment credit agencies, in order to finance a variety of repairs and alterations to existing dwellings. To qualify for the government guarantee, a loan under these provisions must not exceed \$2,500 in the case of a single-family dwelling. On multiple-family dwellings the loan may not exceed the sum of \$2,500 for the first dwelling and \$1,250 for each additional dwelling unit in the structure. The loans are repaid in monthly installments over a period of three years in the case of a loan of not more than \$1,250 per dwelling unit and five years for loans in excess of that amount. The borrower is required to pay a single insurance fee equivalent to 1 per cent of the amount of the loan. As indicated above, the rate of interest charged on these loans was lowered from $5\frac{1}{2}$ per cent to $5\frac{1}{4}$ per cent on February 17, 1955.

Maximum Agreed Sale Price

The maximum agreed sale price arrangement, applicable to houses built for sale by speculative builders, ceased to operate on February 1st, 1955. The

arrangement provided that the full amount of the loan permitted under the Act was only available when the house was sold at or below a price determined by Central Mortgage and Housing Corporation. When the house was sold at a higher price, the amount of the loan was reduced by 10 per cent. Arrangements of this kind were first instituted in 1946 to prevent large increases in the prices of houses at a time when inflationary pressures were prevailing. With changed conditions, the arrangement ceased to achieve its original objective and there were, in fact, indications that in some areas the maximum agreed sale price was tending to become a minimum rather than a maximum price. In some other areas, an increasing number of houses were being sold at a price below that determined by the Corporation.

The Veterans' Land Act

Fewer new dwellings were started with assistance under the Veterans' Land Act in 1954 than in the previous year. Dwelling starts were down from 1,827 in 1953 to 1,455 in 1954, while completions increased from 1,594 to 1,746. Expenditures under the Act, in respect of these dwellings, declined from \$10 million in 1953 to \$9 million in 1954.

The Canadian Farm Loan Act

The Canadian Farm Loan Board provided long term credit to farmers, under the Canadian Farm Loan Act, for the construction of 81 new farm houses in 1954 compared to 62 in 1953. The value of these loans amounted to \$217,000 in 1954. In addition, \$75,000 was provided for the alteration and improvement of existing dwellings.

The Farm Improvement Loans Act

Under the Farm Improvement Loans Act, guarantees were provided in 1954 for 2,200 medium term loans to farmers for the construction of new farm houses and for the alteration and improvement of existing dwellings. The amount of these loans was \$2.9 million in 1954, compared to \$3 million in 1953.

The Quebec Housing Act

The Government of the Province of Quebec, through its Farm Credit Bureau, pays a subsidy on mortgage interest charges on approved mortgage loans for residents of the province. Insured loans under the National Housing Act, 1954, are not eligible for this subsidy. In 1954, 4,912 loans were approved for this subsidy, involving a commitment on the part of the Province amounting to \$10 million, an average of 2,084 per loan.

SECTION 3.—Population and Income

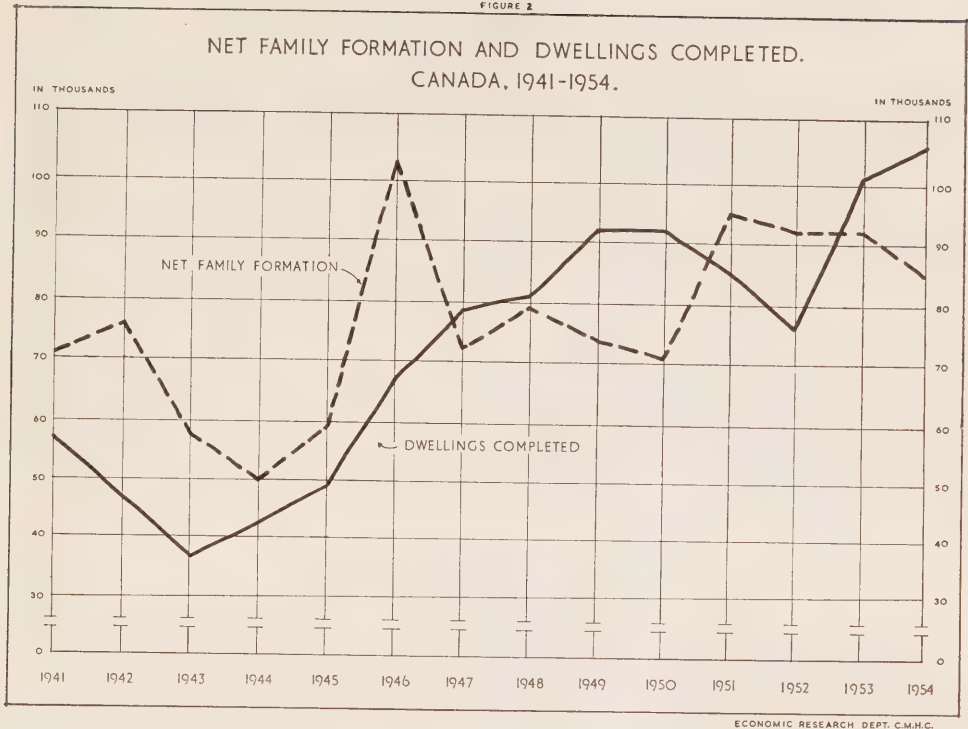
(See Tables 38-41)

Population growth and increased incomes contributed to the strong demand for new housing in 1954; there was, however, some slackening in the rate of growth of these factors.

Population and Net Family Formation

In 1954, the number of families increased by 85,300, 8 per cent below the 92,300 increase in 1953. A reduced number of marriages was mainly responsible

FIGURE 2



for the decline though lower immigration levels also contributed. In addition to pressures on the dwelling stock resulting from the formation of new households, growth in the size of existing families also had an effect on the demand for living accommodation. Births in 1954 exceeded those of 1953 by 5 per cent, increasing from 411,000 to 432,000.

Immigration declined from 168,900 in 1953 to 154,200 in 1954. In the first half of 1954 the number of immigrants was in excess of those in the corresponding period of 1953 but declined in the second half of the year. These changes contributed to an increase in population from 15 million at the end of 1953 to 15.4 million at the end of 1954.

Income and Employment

The number of persons employed in 1954 averaged 5,163,000, compared to an average of 5,189,000 in 1953. In the first six months of the year, employment averaged 1.4 per cent below that of the corresponding period of 1953, but in the latter part of the year employment surpassed 1953 levels.

Despite the somewhat lower level of employment in the first half of 1954, total personal income, at \$18,144 million in 1954 was slightly higher than the \$18,085 million total of 1953. In the non-farm sector, personal income was up 3 per cent. In view of population increases, however, and a slight increase in prices of consumer goods, there was little change in real per capita non-farm incomes from 1953 to 1954. This was in contrast to the marked increases in per capita real income, in the non-farm sector, in the previous three years.

SECTION 4.—Building Materials

(See Tables 42-52)

The record volume of house-building activity, in 1954, was aided by a good supply of building materials. This easy supply situation was reflected in a continuation of the decline in the prices of most of these materials.

The index of production of lumber showed a small increase from an average of 114.6 in 1953 to 115.8 in 1954. A considerable increase in exports of lumber took place in 1954, prompted by the high levels of house-building activity in the U.S.A. and the U.K. This demand for lumber for export, together with the demand for Canada's own record house-building program resulted in some increase in lumber prices in 1954.

Production of all residential building materials, other than lumber, increased from 1953 to 1954 with the one exception of plumbing and heating equipment. The index of production of all these materials increased from an average of 114.7 in 1953 to 116.7 in 1954. Sales also increased, in line with the higher level of house-building activity, but stocks at the end of the year were little changed from the year before.

SECTION 5.—Building Labour

(See Tables 53-61)

While the volume of house-building activity increased from 1953 to 1954, there was a decline in other types of construction activity. This accounts, in part, for the drop in the average number of workers employed in the construction industry, from 1953 to 1954. In 1953, the results of the labour force survey showed an average of 348,000 workers employed in the industry, in 1954 the average was 320,000, a decline of 8 per cent. The results of a survey of firms with 15 or more employees, in the building industry, show a smaller decline, down by 5 per cent from an average of 150,467 in 1953 to 142,389 in 1954.

The decline in employment was accompanied by a reduction in the average number of hours worked per week from 40.7 in 1953 to 39.8 in 1954. These declines were sufficient to offset an increase in average hourly earnings from \$1.51 to \$1.61 per hour and resulted in a decline in average weekly payrolls of building firms of 15 or more employees, from \$9.6 million in 1953 to \$9.4 million in 1954.

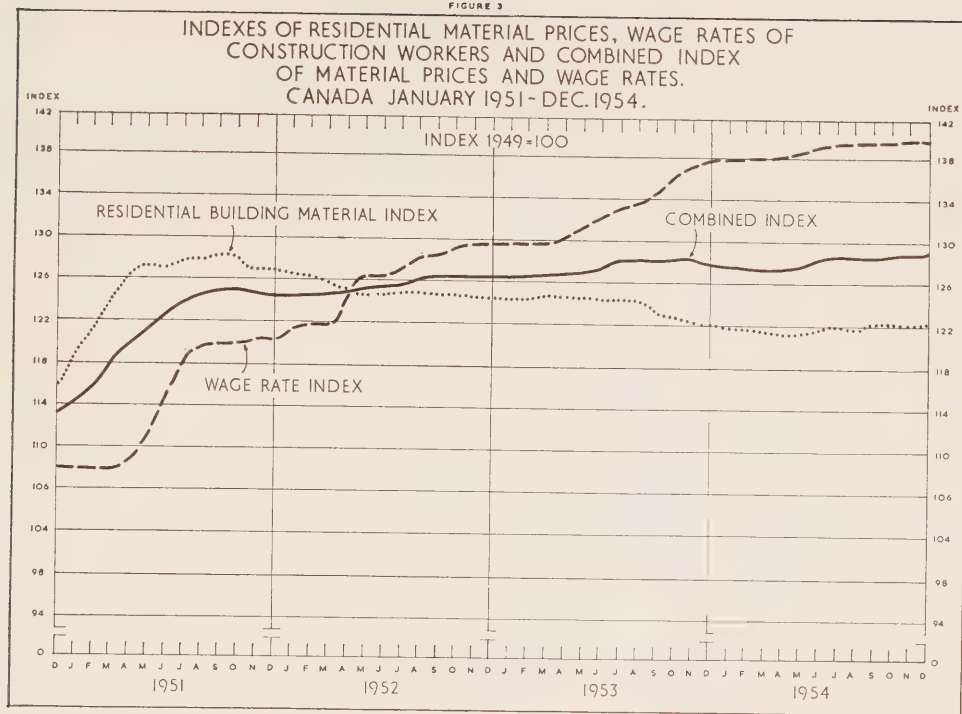
SECTION 6.—Building Costs

(See Table 62-68)

Construction costs of new housing, on the average, were stable from 1953 to 1954. Labour costs showed some increase, but this was offset by a decline in prices of residential building materials. Land prices, however, showed a marked increase from 1953 to 1954.

The combined index of residential building material prices and minimum hourly wage rates of construction workers increased by less than one per cent, from an average of 127.4 in 1953 to 128.4 in 1954. The building material component of the combined index declined from 123.9 to 121.7 while the wage rate component increased from 132.0 to 138.0. Changes in profits and in bonus payments to workers, both of which are thought to have declined from 1953 to 1954, are not included in the combined cost index.

FIGURE 3



For dwellings financed under the National Housing Acts, the estimated construction costs per square foot show small increases from 1953 to 1954. For bungalows the construction cost per square foot increased from \$9.45 in 1953 to \$9.61 in 1954; on single-family 1½ storey houses, finished, the increase was from \$8.26 to \$8.55 while for 2-storey houses construction costs were up from \$8.41 to \$8.94 per square foot. Part of the increase is the result of a change in reporting procedure, with the costs of oil-burners included in construction costs in 1954 but not in 1953. When an allowance is made for this item, there appear to have been only small increases in construction costs per square foot as estimated by loan applicants and, in the latter part of 1954, there was a decline.

The average size of most types of houses showed a small increase from 1953 to 1954, the average size of bungalows went up from 1,061 to 1,080 square feet, while the size of single-family 1½ storey houses increased from 1218 to 1247 square feet. As a result, total construction costs showed a somewhat larger increase than that indicated by per square foot costs.

The average cost of land for houses financed under the Act increased by 41 per cent from \$1,026 in 1953 to \$1,449 in 1954. This increase, reflecting in part the high prices of land on the fringes of metropolitan areas and the more elaborate servicing typical of such areas, raised the proportion of land costs to total costs from 9.3 per cent in 1953 to 12.6 per cent in 1954. In 1947, the proportion was 6.9 per cent.

SECTION 7.—**Building Industry**

(See Tables 69-70)

Common Stock Prices

The index of common stock prices of **sixteen** building material companies increased by 13 per cent from an average of 284.4 in 1953 to an average of 322.4 in 1954. The corresponding increase in the common stock prices of 82 industrial companies was 10 per cent.

PART II— TABULAR MATERIAL

Section 1. House Building Activity

TABLE 1. NUMBER OF NEW DWELLINGS, STARTED, COMPLETED AND UNDER CONSTRUCTION, CANADA⁽¹⁾, 1945 — FEBRUARY, 1955.

Period	Dwellings in New Structures			Dwellings Added by Conversion ⁽³⁾ of Existing Property
	Starts	Completions	Under Construction ⁽²⁾ (At End of Period)	
1945	— ⁽⁴⁾	42,488	— ⁽⁴⁾	5,982
1946	— ⁽⁴⁾	60,454	40,170	6,740
1947	74,263	72,218	42,215	7,013
1948	90,194	76,097	56,456	5,146
1949	90,509	88,233	59,503	3,422
1950	92,531	89,015	59,443	2,739
1951	68,579	81,310	43,219	3,500
1952	83,246	73,087	55,689	3,215
1953				
1st Quarter	11,930	18,392	49,232	— ⁽⁴⁾
2nd Quarter	34,816	21,099	62,791	— ⁽⁴⁾
3rd Quarter	32,925	22,916	73,055	— ⁽⁴⁾
4th Quarter	22,738	34,432	59,923	— ⁽⁴⁾
Total, 1953	102,409	96,839	—	3,824
1954				
January	2,983	8,315	54,248	— ⁽⁴⁾
February	3,057	6,116	51,127	— ⁽⁴⁾
March	5,682	5,896	51,070	— ⁽⁴⁾
1st Quarter	11,722	20,327	—	— ⁽⁴⁾
2nd Quarter	34,676	21,244	64,262	— ⁽⁴⁾
3rd Quarter	37,929	24,716	75,310	— ⁽⁴⁾
4th Quarter	29,200	35,678	—	— ⁽⁴⁾
Total, 1954	113,527	101,965	—	4,373
1955				
January	3,963	9,037	63,525	— ⁽⁴⁾
February	4,006	7,544	59,814	— ⁽⁴⁾

(1) Excluding Yukon and Northwest Territories for the whole period and Newfoundland for the period 1945-48.

(2) Total Starts less completions do not equal the change in the number of units under construction between the beginning and end of the period because of adjustments (see p. 105).

(3) Estimated.

(4) Not available.

**TABLE 2. DWELLINGS STARTED AND COMPLETED IN NEW STRUCTURES,
ACTUAL AND SEASONALLY ADJUSTED ANNUAL RATES, BY QUARTER,
CANADA⁽¹⁾, 1949 — DECEMBER, 1954.**

Period	Actual		Annual Rates Seasonally Adjusted	
	Starts	Completions	Starts	Completions
1949				
1st Quarter	8,490	17,992	79,345	86,296
2nd Quarter	32,158	21,973	87,486	97,917
3rd Quarter	27,972	23,527	88,019	92,017
4th Quarter	21,889	24,741	102,136	77,870
Total, 1949	90,509	88,233	—	—
1950				
1st Quarter	9,015	17,873	88,997	86,998
2nd Quarter	33,134	18,095	90,627	81,241
3rd Quarter	29,796	23,463	93,951	92,353
4th Quarter	20,586	29,584	95,941	93,599
Total, 1950	92,531	89,015	—	—
1951				
1st Quarter	9,801	19,521	89,497	93,538
2nd Quarter	28,664	19,173	79,373	85,046
3rd Quarter	19,122	19,111	60,848	75,460
4th Quarter	10,992	23,505	51,050	74,814
Total, 1951	68,579	81,310	—	—
1952				
1st Quarter	7,268	13,066	66,295	62,851
2nd Quarter	28,023	15,274	77,225	68,157
3rd Quarter	26,749	26,302	84,713	72,823
4th Quarter	21,206	18,445	99,621	83,545
Total, 1952	83,246	73,087	—	—
1953				
1st Quarter	11,930	18,392	112,808	89,430
2nd Quarter	34,816	21,099	95,974	94,289
3rd Quarter	32,925	22,916	105,070	90,533
4th Quarter	22,738	34,432	107,014	106,924
Total, 1953	102,409	96,839	—	—
1954				
1st Quarter	11,722	20,327	121,001	99,919
2nd Quarter	34,676	21,244	96,165	94,866
3rd Quarter	37,929	24,716	119,922	97,538
4th Quarter	29,200	35,678	137,635	112,684
Total, 1954	113,527	101,965	—	—

(1) Including Newfoundland from 1949.

TABLE 3. NUMBER OF NEW PERMANENT DWELLINGS STARTED BY URBAN AND RURAL AREAS, CANADA, 1947 — DECEMBER, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	45,824	13,586	59,410	12,628	2,225	14,853	72,038
1948	57,671	12,026	69,697	15,687	4,810	20,497	85,384
1949	58,370	9,743	68,113	17,565	4,831	22,396	85,678
1950	68,599	7,292	75,891	12,618	4,022	16,640	88,509
1951	47,374	5,532	52,906	11,572	4,101	15,673	64,478
1952	63,443	4,798	68,241	10,138	4,867	15,005	78,379
1953							
1st Quarter	10,375	184	10,559	1,122	249	1,371	11,681
2nd Quarter	27,160	1,873	29,033	4,843	940	5,783	33,876
July	8,665	840	9,505	1,996	333	2,329	11,501
August	7,353	767	8,120	2,185	578	2,763	10,305
September	8,292	733	9,025	1,065	118	1,183	10,090
3rd Quarter	24,310	2,340	26,650	5,246	1,029	6,275	31,896
October	8,280	930	9,210	944	153	1,097	10,154
November	6,648	202	6,850	1,228	261	1,489	8,078
December	3,540	21	3,561	415	116	531	3,976
4th Quarter	18,468	1,153	19,621	2,587	530	3,117	22,208
Total, 1953	80,313	5,550	85,863	13,798	2,748	16,546	99,661
1954							
January	2,927	—	2,927	5	51	56	2,932
February	2,881	108	2,989	68	—	68	3,057
March	5,459	121	5,580	102	—	102	5,682
1st Quarter	11,267	229	11,496	175	51	226	11,671
April	7,648	413	8,061	583	48	631	8,644
May	9,228	1,608	10,836	2,181	381	2,562	13,017
June	9,433	1,242	10,675	1,307	604	1,911	11,982
2nd Quarter	26,309	3,263	29,572	4,071	1,033	5,104	33,643
July	10,462	1,229	11,691	1,950	550	2,500	13,641
August	8,635	470	9,105	1,445	428	1,873	10,550
September	10,222	889	11,111	1,405	244	1,649	12,516
3rd Quarter	29,319	2,588	31,907	4,800	1,222	6,022	36,707
October	9,046	508	9,554	2,759	784	3,543	12,313
November	8,371	293	8,664	956	144	1,100	9,620
December	5,443	144	5,587	628	124	752	6,215
4th Quarter	22,860	945	23,805	4,343	1,052	5,395	28,148
Total, 1954	89,755	7,025	96,780	13,389	3,358	16,747	110,169

TABLE 4. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED BY URBAN AND RURAL AREAS, CANADA, 1947 — DECEMBER, 1954.

Period	Urban			Rural			Total Non-farm
	5,000 Population and Over	Under 5,000	Sub-total	Non-farm	Farm	Sub-total	
1947	44,452	7,304	51,756	16,091	4,371	20,462	67,847
1948	48,006	10,029	58,035	14,204	3,858	18,062	72,239
1949	60,262	8,611	68,873	14,133	5,227	19,360	83,006
1950	62,847	7,675	70,522	14,448	4,045	18,493	84,970
1951	61,167	4,220	65,387	12,254	3,669	15,923	77,641
1952	54,346	4,572	58,918	9,623	4,546	14,169	68,541
1953							
1st Quarter	14,416	1,214	15,630	2,216	546	2,762	17,846
2nd Quarter	16,368	795	17,163	3,240	696	3,936	20,403
July	5,248	137	5,385	1,233	210	1,443	6,618
August	5,625	483	6,108	935	402	1,337	7,043
September	6,572	662	7,234	1,063	346	1,409	8,297
3rd Quarter	17,445	1,282	18,727	3,231	958	4,189	21,958
October	9,238	1,029	10,267	1,501	341	1,842	11,768
November	8,373	1,006	9,379	823	406	1,229	10,202
December	7,535	1,525	9,060	2,045	610	2,655	11,105
4th Quarter	25,146	3,560	28,706	4,369	1,357	5,726	33,075
Total, 1953	73,375	6,851	80,226	13,056	3,557	16,613	93,282
1954							
January	7,073	480	7,553	535	227	762	8,088
February	5,131	237	5,368	583	165	748	5,951
March	5,051	278	5,329	383	184	567	5,712
1st Quarter	17,255	995	18,250	1,501	576	2,077	19,751
April	5,997	94	6,091	532	151	683	6,623
May	6,546	319	6,865	1,353	205	1,558	8,218
June	5,165	502	5,667	206	175	381	5,873
2nd Quarter	17,708	915	18,623	2,091	531	2,622	20,714
July	6,542	756	7,298	950	135	1,085	8,248
August	6,188	576	6,764	800	154	954	7,564
September	6,487	577	7,064	1,110	441	1,551	8,174
3rd Quarter	19,217	1,909	21,126	2,860	730	3,590	23,986
October	9,098	1,037	10,135	2,219	685	2,904	12,354
November	8,400	735	9,135	1,724	387	2,111	10,859
December	8,915	485	9,400	1,774	218	1,992	11,174
4th Quarter	26,413	2,257	28,670	5,717	1,290	7,007	34,387
Total, 1954	80,593	6,076	86,669	12,169	3,127	15,296	98,838

**TABLE 5. NUMBER OF NEW PERMANENT DWELLINGS STARTED,
BY TYPE OF UNIT, CANADA, 1948 — DECEMBER, 1954.**

Period	One Family	Two Family	Row Houses	Apart- ments	Total ⁽¹⁾
1948	73,399	7,488	1,810	7,497	90,194
1949	70,636	7,453	—	11,420	89,509
1950	67,124	8,468	617	14,232	90,441
1951	53,002	5,658	54	9,865	68,579
1952	60,696	5,360	299	16,891	83,246
1953					
1st Quarter	7,805	1,112	—	3,013	11,930
2nd Quarter	24,483	2,694	57	7,582	34,816
3rd Quarter	24,151	2,006	295	6,473	32,925
October	6,507	680	109	3,011	10,307
November	5,304	414	30	2,591	8,339
December	2,532	296	62	1,202	4,092
4th Quarter	14,343	1,390	201	6,804	22,738
Total, 1953	70,782	7,202	553	23,872	102,409
1954					
1st Quarter	6,910	730	57	4,025	11,722
2nd Quarter	24,614	1,934	161	7,967	34,676
3rd Quarter	26,816	2,080	376	8,657	37,929
October	9,568	722	258	2,549	13,097
November	6,312	686	139	2,627	9,764
December	4,354	346	9	1,630	6,339
4th Quarter	20,234	1,754	406	6,806	29,200
Total, 1954	78,574	6,498	1,000	27,455	113,527

(1) Newfoundland excluded from 1948-1950 inclusive.

**TABLE 6. NUMBER OF NEW PERMANENT DWELLINGS COMPLETED,
BY TYPE OF UNIT, CANADA, 1947 — DECEMBER, 1954.**

Period	One Family	Two Family	Row Houses	Apart- ments	Total
1947	58,778	5,310	608	7,522	72,218
1948	61,787	4,560	1,607	8,143	76,097
1949	68,966	7,309	485	11,473	88,233
1950	68,685	7,376	145	12,809	89,015
1951	60,366	7,568	585	12,791	81,310
1952	55,967	5,314	99	11,707	73,087
1953					
1st Quarter	13,498	1,032	25	3,837	18,392
2nd Quarter	13,692	2,198	99	5,110	21,099
3rd Quarter	16,626	1,646	107	4,537	22,916
October	8,300	1,010	49	2,750	12,109
November	7,619	976	42	1,977	10,608
December	9,181	858	50	1,626	11,715
4th Quarter	25,100	2,838	141	6,353	34,432
Total, 1953	68,916	7,714	372	19,837	96,839
1954					
1st Quarter	13,961	1,262	263	4,841	20,327
2nd Quarter	14,356	1,272	109	5,507	21,244
3rd Quarter	18,035	1,444	277	4,960	24,716
October	9,310	814	20	2,895	13,039
November	8,202	530	180	2,334	11,246
December	7,896	776	216	2,505	11,393
4th Quarter	25,408	2,120	416	7,734	35,678
Total, 1954	71,760	6,098	1,065	23,042	101,965

TABLE 7. DISTRIBUTION OF NEW COMPLETED DWELLINGS UNSOLD, BY NUMBER OF MONTHS UNSOLD, AND AVERAGE NUMBER OF MONTHS UNSOLD, METROPOLITAN AREAS AND OTHER MAJOR CITIES, CANADA, 1950 — DECEMBER, 1954.

Period	Number of Months Unsold						Total Number of New Completed Dwellings Unsold	Completed ⁽¹⁾ Dwellings Unsold for 3 months or less as a Percentage of Total Completions	Average Number of Months Unsold
	1-3		4-6		7 and Over				
	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent	Number of Dwellings	Per Cent			
1950	286	64	97	22	64	14	447	3.7	3.7
1951	336	84	44	11	22	5	402	3.0	2.8
1952	642	60	269	25	161	15	1,072	7.4	3.8
1953									
1st Quarter	346	67	90	17	82	16	518	3.3	3.6
2nd Quarter	292	64	106	23	59	13	457	3.5	3.4
3rd Quarter	287	68	74	18	58	14	419	3.1	3.1
4th Quarter	414	73	94	16	62	11	570	3.7	3.2
Annual Average	335	68	91	19	65	13	491	3.4	3.3
1954									
January	548	73	120	16	82	11	750	3.9	3.1
February	534	70	138	18	88	12	760	4.1	3.2
March	471	65	173	24	85	11	729	4.2	3.4
1st Quarter	518	69	144	19	85	11	743	4.1	3.2
April	418	57	211	29	101	14	730	4.4	2.3
May	375	55	201	29	111	16	687	4.1	3.8
June	441	63	170	24	92	13	703	4.4	3.5
2nd Quarter	411	58	194	27	101	14	707	4.3	3.2
July	442	49	355	39	107	12	904	4.2	3.9
August	468	63	140	19	132	18	740	4.2	3.6
September	525	67	147	19	109	14	781	4.8	3.4
3rd Quarter	475	60	214	26	116	15	808	4.4	3.6
October	596	65	183	20	132	15	911	5.1	3.5
November	681	66	217	21	128	13	1,026	5.2	3.4
December	660	66	212	21	123	13	995	4.7	3.4
4th Quarter	647	66	204	21	128	14	977	5.0	3.4
Annual Average	513	63	189	23	108	14	809	4.5	3.4

(1) Refers to completions of single family dwellings and duplexes in preceding 3 months in areas under review.

TABLE 8. NUMBER OF DWELLINGS IN NEW STRUCTURES STARTED, PUBLICLY-INITIATED, AND PRIVATELY-INITIATED, WITH AND WITHOUT FEDERAL GOVERNMENT ASSISTANCE, CANADA, 1949 — DECEMBER, 1954.

Period	Publicly-Initiated Housing	Privately-Initiated Housing			Total Housing
		With Government Assistance ⁽¹⁾	Without Government Assistance	Total Privately-Initiated Housing	
1949					
1950	7,993	27,231	55,285	82,516	90,509
1951	4,799	39,753	47,979	87,732	92,531
1952	2,219	23,723	42,637	66,360	68,579
1953	4,958	29,343	48,945	78,288	83,246
1954					
1st Quarter	376	5,422	6,132	11,554	11,930
2nd Quarter	620	10,703	23,493	34,196	34,816
3rd Quarter	612	10,970	21,343	32,313	32,925
4th Quarter	247	9,290	13,201	22,491	22,738
Total, 1953	1,855	36,385	64,169	100,554	102,409
1954					
1st Quarter	87	4,087	7,548	11,635	11,722
2nd Quarter ⁽²⁾	308	11,989	22,379	34,368	34,676
3rd Quarter	424	18,833	18,672	37,505	37,929
4th Quarter	721	12,380	16,099	28,479	29,200
Total, 1954	1,540	47,289	64,698	111,987	113,527

(1) Includes in addition to units started with loan and guarantee assistance, units approved under the double depreciation provisions without National Housing Act loans or guarantees.
(2) Revised.

TABLE 9. PUBLICLY-INITIATED HOUSING, DWELLINGS STARTED AND COMPLETED, CANADA, 1949 – DECEMBER, 1954⁽¹⁾.

Period	Federal-Provincial Housing	Veterans' Rental Housing	Married Quarters for Armed Services	Other Public Housing	Total Public Housing
<i>Starts</i>					
1949	—	4,916	2,936	141	7,993
1950	140	1,023	3,436	200	4,799
1951	191	8	1,806	214	2,219
1952	1,427	508	2,759	264	4,958
1953					
1st Quarter	127	27	182	40	376
2nd Quarter	296	—	206	118	620
3rd Quarter	373	—	142	97	612
4th Quarter	110	—	96	41	247
Total, 1953	906	27	626	296	1,855
1954					
1st Quarter	41	—	3	43	87
2nd Quarter	63	—	151	94	308
3rd Quarter	91	—	249	84	424
4th Quarter	87	—	554	80	721
Total, 1954	282	—	957	301	1,540
<i>Completions</i>					
1949	—	7,804	1,751	149	9,704
1950	—	3,841	2,953	200	6,994
1951	140	707	2,639	155	3,641
1952	426	294	3,163	370	4,253
1953					
1st Quarter	375	143	1,224	95	1,837
2nd Quarter	316	181	737	43	1,277
3rd Quarter	530	98	427	46	1,101
4th Quarter	311	11	459	57	838
Total, 1953	1,532	433	2,847	241	5,053
1954					
1st Quarter	271	—	309	89	669
2nd Quarter	188	—	112	76	376
3rd Quarter	117	—	113	86	316
4th Quarter	119	—	280	94	493
Total, 1954	695	—	814	345	1,854

(1) Dwellings in remote areas are excluded.

TABLE 10. FEDERAL-PROVINCIAL HOUSING OPERATIONS
UNDER THE NATIONAL HOUSING ACTS, CANADA,
1950 — DECEMBER, 1954.

Period	Number of Projects for Which Contracts Awarded	Number of Dwellings			
		For Which Contracts Awarded	Started	Completed	Under Construction (at End of Period)
1950	1	140	140	—	140
1951	3	443	191	140	191
1952	21	1,564	1,427	426	1,192
1953					
1st Quarter	—	—	127	375	944
2nd Quarter	2	140	296	316	924
3rd Quarter	7	403	373	530	767
4th Quarter	2	78	110	311	566
Total, 1953	11	621	906	1,532	—
1954					
1st Quarter	1	26	41	271	336
2nd Quarter	1	30	63	188	211
3rd Quarter	4	127	91	117	185
4th Quarter	2	80	87	119	167
Total, 1954	8	263	282	695	—
Total, 1950 — December, 1954	44	2,891	2,946	2,793	—

TABLE 11. FEDERAL-PROVINCIAL LAND ASSEMBLY OPERATIONS
UNDER THE NATIONAL HOUSING ACTS,
CANADA, 1950 — DECEMBER, 1954.

Period	Projects Approved ⁽¹⁾			Number of Lots Sold ⁽²⁾
	Number of Projects	Number of Acres	Number of Lots	
1950	5	648	2,257	—
1951	8	1,287	4,902	175
1952	7	972	4,371	418
1953				
1st Quarter	—	—	—	175
2nd Quarter	—	—	—	342
3rd Quarter	1	203	1,015	102
4th Quarter	4	205	1,024	191
Total, 1953	5	408	2,039	810
1954				
1st Quarter	—	—	—	93
2nd Quarter	—	—	—	275
3rd Quarter	—	—	—	436
4th Quarter	—	—	—	35
Total, 1954	—	—	—	839
Total, 1950 — December, 1954	25	2,326 ⁽³⁾	11,628 ⁽³⁾	2,242

(1) Data relating to land held for future development are not included in this table.

(2) Includes acceptances of offers to purchase.

(3) These totals do not agree with the components owing to the abandonment of some projects.

TABLE 12. EXPENDITURES⁽¹⁾ ON FEDERAL-PROVINCIAL HOUSING AND LAND ASSEMBLY OPERATIONS,
UNDER THE NATIONAL HOUSING ACTS, CANADA, 1950—DECEMBER, 1954.
(\$'000)

Period	Rental Housing Projects			Land Assembly Projects		Combined Housing and Land Assembly Projects		
	Housing	Land Improvement and Other Outlay	Total	Land Improvement and Other Outlay		Housing	Land Improvement and Other Outlay	Total
1950	427.0	90.3	517.3	279.1	—	—	—	796.4
1951	945.0	106.0	1,051.0	1,601.0	—	—	7.0	2,659.0
1952	8,401.9	349.0	8,750.9	1,422.1	527.1	527.1	168.9	10,869.0
1953								
1st Quarter	2,274.0	760.2	3,034.2	260.9	245.3	245.3	307.0	3,847.4
2nd Quarter	1,973.5	248.8	2,222.3	301.6	332.3	332.3	12.7	2,868.9
3rd Quarter	2,464.1	225.7	2,689.8	477.5	391.5	391.5	34.4	3,593.2
4th Quarter	1,389.2	383.3	1,772.5	703.8	346.0	346.0	131.7	3,044.0
Total, 1953	8,100.8	1,618.0	9,718.8	1,833.8	1,315.1	1,315.1	485.8	13,353.5
1954								
1st Quarter	896.1	578.1	1,474.2	1,105.0	70.5	70.5	45.1	2,694.8
2nd Quarter	865.1	307.5	1,172.6	1,400.7	46.3	46.3	140.1	2,759.7
3rd Quarter	631.2	338.2	969.4	563.9	125.5	125.5	434.9	2,093.7
4th Quarter	511.7	711.9	1,223.6	704.5	536.3	536.3	249.6	2,714.0
Total, 1954	2,904.1	1,935.7	4,839.8	3,774.1	778.6	778.6	869.7	10,262.2

(1) Includes both Federal and Provincial shares.

**TABLE 13. ARMED SERVICE MARRIED QUARTERS, CONSTRUCTION OPERATIONS
BY CENTRAL MORTGAGE AND HOUSING CORPORATION,
NUMBER OF DWELLINGS STARTED, COMPLETED AND UNDER CONSTRUCTION,
AND ACTUAL EXPENDITURES, CANADA, 1949 — DECEMBER, 1954.**

Period	Number of Dwellings ⁽¹⁾			Actual Expenditures (\$000)		
	Started	Completed	Under Construction (At End of Period)	Housing	Land Im- provements and Other Outlay	Total
1949	2,786	20	2,744	10,513	1,272	11,785
1950	3,436	2,578	3,624	23,961	4,485	28,446
1951	1,432	2,639	2,417	20,465	4,215	24,680
1952	2,573	2,536	2,453	21,949	6,643	28,592
1953						
1st Quarter	182	1,157	1,478	3,376	1,070	4,446
2nd Quarter	206	670	1,014	4,552	1,565	6,117
3rd Quarter	142	361	795	2,214	1,557	3,771
4th Quarter	98	393	500	2,464	1,421	3,885
Total, 1953	628	2,581	—	12,606	5,613	18,219
1954						
1st Quarter	3	309	194	1,822	704	2,526
2nd Quarter	151	112	233	1,245	270	1,515
3rd Quarter	249	113	369	1,420	568	1,988
4th Quarter	554	280	699	2,007	732	2,738
Total, 1954	957	814	—	6,494	2,274	8,767

(1) Not shown are 497 units in remote areas, 220 of which were completed in 1950 by the Construction Division, C.M.H.C. and 277 units completed in 1951 by the Defence Construction (1951) Limited.

TABLE 14. EXPENDITURES ON NEW RESIDENTIAL CONSTRUCTION BY TYPE OF INITIATION,
MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE,
CANADA, 1945 — DECEMBER, 1954.
(Millions of Dollars)

Period	New Residential Construction				Major Improvements & Alterations	Repair and Mainten- ance	Total
	Private	Government Enterprises ⁽¹⁾	Government Departments	Sub- Total			
1945	256.8	11.9	—	268.7	16.9	96.3	381.9
1946	334.0	56.0	.2	390.2	21.8	105.3	517.3
1947	470.1	34.2	1.8	506.1	33.6	130.8	670.5
1948	561.7	53.9	18.1	628.7	39.0	161.9	829.6
1949	656.6	44.0	26.2	726.8	48.2	176.0	951.0
1950	731.4	17.8	33.5	782.7	60.6	191.0	1,034.3
1951	709.8	6.1	36.9	752.8	68.8	221.0	1,042.6
1952	712.2	14.3	38.5	765.0	60.6	203.2	1,028.8
1953							
1st Quarter	172.4	4.1	5.8	182.3	13.8	52.8	248.9
2nd Quarter	249.2	3.1	7.6	259.9	19.8	53.1	332.8
3rd Quarter	276.2	3.5	5.3	285.0	21.6	53.6	360.2
4th Quarter	269.7	4.8	5.5	280.0	21.3	54.1	355.4
Total, 1953	967.5	15.5	24.2	1,007.2	76.5	213.6	1,297.3
1954							
1st Quarter	189.0	1.6	3.2	193.8	15.8	55.0	264.6
2nd Quarter	259.9	1.3	2.3	263.5	21.6	55.2	340.3
3rd Quarter	307.1	1.4	2.9	311.4	25.5	55.6	392.5
4th Quarter	314.5	2.1	3.6	320.2	26.2	56.0	402.4
Total, 1954	1,070.5	6.4	12.0	1,088.9	89.1	221.8	1,399.8

(1) Includes Crown Companies and non-departmental agencies.

TABLE 15. EXPENDITURES ON NEW CONSTRUCTION, MAJOR IMPROVEMENTS, REPAIR AND MAINTENANCE, RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 – DECEMBER, 1954.
(Millions of Dollars)

Period	New Construction			Repair and Maintenance			Total		
	Housing	Other	Sub-total	Housing	Other	Sub-total	Housing	Other	Total
1945	286	421	707	96	402	498	382	823	1,205
1946	412	662	1,074	105	428	533	517	1,090	1,607
1947	540	884	1,424	131	461	592	671	1,345	2,016
1948	668	1,208	1,876	162	532	694	830	1,740	2,570
1949	775	1,349	2,124	176	556	732	951	1,905	2,856
1950	843	1,520	2,363	191	575	766	1,034	2,095	3,129
1951	822	1,914	2,736	221	705	926	1,043	2,619	3,662
1952	826	2,437	3,263	203	709	912	1,029	3,146	4,175
1953									
1st Quarter	196	449	645	53	112	165	249	561	810
2nd Quarter	280	632	912	53	192	245	333	824	1,157
3rd Quarter	307	803	1,110	54	243	297	361	1,046	1,407
4th Quarter	301	697	998	54	211	265	355	908	1,263
Total, 1953	1,084	2,581	3,665	214	758	972	1,298	3,339	4,637
1954 ⁽¹⁾									
1st Quarter	213	455	668	55	118	173	268	573	841
2nd Quarter	282	617	899	55	194	249	337	811	1,148
3rd Quarter	342	768	1,110	56	248	304	398	1,016	1,414
4th Quarter	333	685	1,018	56	220	276	389	905	1,294
Total, 1954	1,169	2,525	3,694	222	779	1,001	1,391	3,304	4,695

(1) Preliminary.

**TABLE 16. PRIVATE EXPENDITURES¹⁾ ON NEW CONSTRUCTION, RESIDENTIAL AND OTHER,
ACTUAL AND SEASONALLY ADJUSTED AT ANNUAL RATES.
CANADA, 1951 - DECEMBER, 1954.
(Millions of Dollars)**

Period	Actual			Seasonally Adjusted at Annual Rates			
	New Residential Construction	New Non-Residential Construction	All New Construction	New Residential Construction	New Non-Residential Construction	All New Construction	
1951							
1st Quarter	165	238	403	864	1,188	2,052	
2nd Quarter	222	306	528	792	1,244	2,036	
3rd Quarter	208	371	579	744	1,300	2,044	
4th Quarter	186	345	531	724	1,308	2,032	
Total, 1951	781	1,260	2,041	-	-	-	
1952							
1st Quarter	126	303	429	668	1,504	2,172	
2nd Quarter	200	381	581	728	1,516	2,244	
3rd Quarter	223	450	673	812	1,576	2,388	
4th Quarter	237	420	657	936	1,620	2,556	
Total, 1952	786	1,554	2,340	-	-	-	
1953							
1st Quarter	190	311	501	1,004	1,568	2,572	
2nd Quarter	273	412	685	984	1,640	2,624	
3rd Quarter	302	523	825	1,092	1,840	2,932	
4th Quarter	296	460	756	1,164	1,776	2,940	
Total, 1953	1,061	1,706	2,767	-	-	-	
1954							
1st Quarter	205	335	540	1,084	1,676	2,760	
2nd Quarter	281	414	695	1,012	1,640	2,652	
3rd Quarter	332	491	823	1,200	1,716	2,916	
4th Quarter	341	436	777	1,340	1,672	3,012	
Total, 1954	1,159	1,676	2,835	-	-	-	

(1) Includes expenditures by Crown Companies and non-departmental agencies.

**TABLE 17. PERSONAL EXPENDITURES, GOVERNMENT EXPENDITURES, GROSS DOMESTIC INVESTMENT
AND GROSS NATIONAL EXPENDITURE
CANADA, 1945 — DECEMBER, 1954.
(Millions of Dollars)**

Period	Personal Expenditure	Gov't Expenditures	Gross Domestic Investment					Net Foreign Balance	G.N.E. ⁽²⁾	
			Residential Construction	Non- Residential Construction	Machinery and Equipment	Changes in Inventories				Total
						Business	Farm ⁽¹⁾			
1945	6,811	3,704	272	252	462	191	-451	726	11,850	
1946	7,977	1,832	371	443	584	617	-98	1,917	12,026	
1947	9,173	1,570	506	599	1,016	1,002	-55	3,068	13,768	
1948	10,112	1,798	637	818	1,230	620	-15	3,290	15,613	
1949	10,963	2,128	742	903	1,323	319	-88	3,199	16,462	
1950	12,029	2,326	801	1,026	1,389	769	191	4,176	18,203	
1951	13,273	3,243	781	1,260	1,769	1,267	353	5,430	21,474	
1952	14,363	4,259	786	1,554	1,916	-59	329	4,526	23,202	
1953										
1st Quarter	3,474	1,166	190	311	522	119	-244	898	5,353	
2nd Quarter	3,783	879	273	412	592	263	-259	1,281	5,814	
3rd Quarter	3,654	1,185	302	523	520	24	991	2,460	7,236	
4th Quarter	4,204	1,132	296	460	439	-97	-292	806	6,013	
Total, 1953	15,115	4,362	1,061	1,706	2,073	409	196	5,445	24,416	
1954										
1st Quarter	3,566	1,121	205	335	429	103	-237	835	5,400	
2nd Quarter	3,902	1,870	281	414	508	53	-118	1,138	5,839	
3rd Quarter	3,774	1,184	332	491	402	-79	458	1,604	6,623	
4th Quarter	4,339	1,185	341	436	372	-150	-260	739	6,123	
Total, 1954	15,581	4,360	1,159	1,676	1,711	-73	-157	4,316	23,985	

(1) Includes changes in grain in commercial channels.

(2) Totals include residual error of estimate not shown in the table.

**TABLE 18. PUBLICLY-INITIATED HOUSING, EXPENDITURES BY PROGRAM,
CANADA, 1949 — DECEMBER, 1954⁽¹⁾.**

Period	Federal-Provincial Housing (\$000)	Veterans' Rental Housing (\$000)	Married Quarters for Armed Services (\$000)	Other Public Housing (\$000)	Total Public Housing (\$000)
1949	—	44,028	23,478	2,778	70,284
1950	517	17,292	31,532	2,000	51,341
1951	1,058	5,117	35,168	1,740	43,083
1952	9,369	4,967	35,206	3,336	52,878
1953					
1st Quarter	3,371	714	5,352	474	9,911
2nd Quarter	2,392	698	6,813	744	10,647
3rd Quarter	3,117	367	4,474	782	8,740
4th Quarter	2,567	2,105	4,281	1,241	10,194
Total 1953	11,447	3,884	20,920	3,241	39,492
1954					
1st Quarter	1,567	11	2,524	679	4,781
2nd Quarter	1,313	7	1,512	816	3,648
3rd Quarter	1,374	15	1,985	859	4,233
4th Quarter	2,010	42	2,736	902	5,690
Total, 1954	6,264	75	8,757	3,256	18,352

(1) Expenditures on housing in remote areas are excluded.

TABLE 19. GROSS AND NET RESIDENTIAL CAPITAL FORMATION, VALUED IN CURRENT DOLLARS AND IN 1939 DOLLARS, RESIDENTIAL AND OTHER CONSTRUCTION, CANADA, 1945 — DECEMBER, 1954.
(Millions of Dollars)

Period	Gross Capital Formation			Capital Consumption			Net Capital Formation	Net Value of Land Added To Residential Use	Net Additions To Residential Real Estate	
	New Construction	Major Improvements and Alterations	Supplementary Costs	Total	Depreciation	Accidental Damages				Total
CURRENT DOLLARS										
1945	268.7	16.9	5.7	291.3	194.4	5.9	200.3	91.0	17.6	108.6
1946	390.2	21.8	8.1	420.1	210.6	6.0	216.6	203.5	26.5	230.0
1947	506.1	33.6	10.5	550.2	241.1	5.6	246.7	303.5	35.0	338.5
1948	628.7	39.0	13.2	680.9	285.5	6.8	292.3	388.6	40.9	429.5
1949	726.8	48.2	16.3	791.3	313.2	7.8	321.0	470.3	49.6	519.9
1950	782.7	60.6	17.8	861.1	340.5	8.7	349.2	511.9	51.8	563.7
1951	752.8	68.8	17.1	838.7	413.2	11.3	424.5	414.2	50.2	464.4
1952	765.0	60.6	17.3	842.9	434.5	11.1	445.6	397.3	51.4	448.7
1953	1,007.2	76.5	23.6	1,107.3	449.0	13.6	462.6	644.7	68.1	712.8
1954	1,088.9	89.1	25.6	1,203.6	467.0	13.0	480.0	723.6	96.6	820.2
1939 DOLLARS										
1945	179.1	11.3	3.8	194.2	127.3	3.9	131.2	63.0	11.7	74.7
1946	242.6	13.5	5.1	261.2	129.2	3.7	132.9	128.3	16.5	144.8
1947	281.2	17.7	5.7	304.6	129.3	2.9	132.2	172.4	19.5	191.9
1948	309.5	25.3	6.8	341.6	136.9	4.6	141.5	200.1	20.1	220.2
1949	334.3	26.3	7.5	368.1	146.2	3.8	150.0	218.1	23.1	241.2
1950	337.7	29.4	7.7	374.8	151.6	5.5	157.1	217.7	22.8	240.5
1951	289.3	26.2	6.6	322.1	156.0	4.2	160.2	161.9	19.4	181.3
1952	284.8	22.7	6.4	313.9	160.1	4.2	164.3	149.6	18.8	168.4
1953	370.5	28.1	8.8	407.4	164.8	5.1	169.9	237.5	25.1	262.6
1954	397.8	32.5	9.3	439.6	170.0	4.9	174.9	264.7	35.4	300.1

**TABLE 20. NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN
204 MUNICIPALITIES, CANADA, 1945 — DECEMBER, 1954.**

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Dwellings		
	New Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Dwellings	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946	182.7	18.0	200.7	6,274	39,023	45,297
1947	161.9	16.0	177.9	3,967	33,250	37,217
1948	276.2	23.1	299.3	6,473	44,838	51,311
1949	328.4	26.3	354.7	9,895	45,395	55,290
1950	388.5	34.4	422.9	11,310	48,963	60,273
1951	306.6	32.9	339.5	7,469	36,935	44,404
1952	404.3	35.3	439.6	13,708	43,467	57,175
1953						
1st Quarter	80.6	6.8	87.4	3,601	7,837	11,438
2nd Quarter	191.4	13.4	204.8	6,620	19,106	25,726
3rd Quarter	52.0	12.3	164.3	5,465	15,531	20,996
4th Quarter	110.9	8.7	119.6	5,385	9,882	15,267
Total, 1953	534.9	41.2	576.1	21,071	52,356	73,427
1954						
January	14.0	4.2	18.2	548	483	1,031
February	18.4	1.5	19.9	704	1,770	2,474
March	49.5	2.7	52.2	2,129	4,127	6,256
1st Quarter	81.9	8.4	90.3	3,381	6,380	9,761
April	52.3	4.0	56.3	1,611	4,874	6,485
May	63.0	4.6	67.6	595	6,675	7,270
June	73.6	5.1	78.7	2,331	6,449	8,780
2nd Quarter	188.9	13.7	202.6	4,537	17,998	22,535
July	58.7	5.0	63.7	1,836	5,397	7,233
August	61.4	3.8	65.2	1,753	5,580	7,333
September	54.7	4.1	58.8	1,804	4,708	6,512
3rd Quarter	174.8	12.9	187.7	5,393	15,685	21,078
October	50.9	3.4	54.3	2,407	3,948	6,355
November	55.4	3.4	58.8	3,199	3,739	6,938
December	25.8	1.3	27.1	1,682	1,628	3,310
4th Quarter	132.1	8.1	140.2	7,288	9,315	16,603
Total, 1954	577.7	43.1	620.8	20,599	49,378	69,977

TABLE 21. NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — DECEMBER, 1954.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Dwellings		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,103	48,344	49,447
1946	19.0	194.1	213.1	3,139	38,162	41,301
1947	12.0	184.8	196.8	1,743	36,458	38,201
1948	30.1	343.0	373.1	3,730	62,500	66,230
1949	69.5	394.9	464.4	8,165	64,247	72,412
1950	59.3	482.4	541.7	6,550	71,173	77,723
1951	55.8	381.4	437.2	5,425	53,554	58,979
1952	101.6	409.4	511.0	9,473	49,507	58,980
1953						
1st Quarter	23.8	79.2	103.0	2,184	8,015	10,199
2nd Quarter	36.5	192.4	228.9	3,343	23,407	26,750
3rd Quarter	18.8	161.5	180.3	1,716	19,988	21,704
4th Quarter	51.5	169.1	220.6	4,680	18,931	23,611
Total, 1953	130.6	602.2	732.8	11,923	70,341	82,264
1954						
January	5.3	21.1	26.4	483	2,398	2,881
February	5.8	34.6	40.4	527	3,608	4,135
March	9.0	39.5	48.5	827	3,932	4,759
1st Quarter	20.1	95.2	115.3	1,837	9,938	11,775
April	12.0	64.0	76.0	1,107	6,954	8,061
May	8.7	96.7	105.4	791	10,594	11,385
June	15.2	80.0	95.2	1,380	8,360	9,740
2nd Quarter	35.9	240.7	276.6	3,278	25,908	29,186
July	12.8	83.9	96.7	1,158	8,946	10,104
August	16.0	72.9	89.9	1,448	7,739	9,187
September	17.4	72.4	89.8	1,568	7,517	9,085
3rd Quarter	46.2	229.2	275.4	4,174	24,202	28,376
October	18.5	53.7	72.2	1,667	5,424	7,091
November	15.4	73.7	89.1	1,393	7,141	8,534
December	15.1	56.1	71.2	1,358	5,485	6,843
4th Quarter	49.0	183.5	232.5	4,418	18,050	22,468
Total, 1954	151.2	748.6	899.8	13,707	78,098	91,805

(1) Estimated.

Section 2. Real Estate Lending

TABLE 22. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS⁽¹⁾, BY TYPE OF LOAN, CANADA, 1947 — DECEMBER, 1954.

Period	Non-Farm Property				Farms		Total	
	New Residential Construction		Other Property					
	Loans	Dwelling Units	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	
1947	20,264	26,411	109,167	25,250	154,352	1,704	7,354	47,218
1948	29,635	37,436	173,604	27,713	179,244	1,738	7,275	59,086
1949	34,338	43,056	212,328	26,216	174,602	1,579	6,916	62,033
1950	45,824	55,358	310,157	28,576	206,101	1,550	7,068	75,950
1951	30,711	38,580	236,315	26,152	190,567	1,368	7,043	58,231
1952	33,620	45,879	300,909	26,008	192,290	1,194	6,527	60,822
1953								
1st Quarter	7,630	11,653	75,838	5,706	46,283	257	1,636	13,593
2nd Quarter	11,725	16,121	107,903	7,678	61,101	317	1,742	19,720
3rd Quarter	11,159	15,049	100,192	6,701	56,222	199	1,031	18,059
4th Quarter	9,176	13,474	90,348	5,366	37,735	285	1,916	14,827
Total, 1953	39,690	56,297	374,281	25,451	201,341	1,058	6,325	66,199
1954 ⁽²⁾								
1st Quarter	8,116	13,394	89,338	5,795	47,190	255	1,362	14,166
2nd Quarter	17,238	22,724	179,501	8,346	69,765	324	1,829	25,908
3rd Quarter	20,348	26,134	212,226	8,113	71,147	213	1,331	28,674
4th Quarter	13,906	19,777	150,970	6,922	63,315	373	2,353	21,201
Total, 1954	59,608	82,029	632,035	29,176	251,417	1,165	6,875	89,949
								216,638
								890,327

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Québec saving banks are not included in this table.

(2) Preliminary.

TABLE 23. GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS⁽¹⁾, BY TYPE OF LENDER, CANADA, 1947—DECEMBER, 1954.

Period	Life Insurance Companies		Trust & Loan Companies		Other Lending Institutions ⁽²⁾		Banks		Total	
	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000	Loans	Amount \$000
1947	28,661	189,000	17,895	75,545	662	6,228	—	—	47,218	270,773
1948	37,283	253,886	20,739	92,192	1,064	14,045	—	—	59,086	360,123
1949	36,848	272,542	23,821	110,276	1,364	11,028	—	—	62,033	393,846
1950	49,215	372,610	25,672	143,392	1,063	7,327	—	—	75,950	523,329
1951	35,514	315,933	21,701	109,113	1,016	8,879	—	—	58,231	433,925
1952	35,891	365,698	24,178	129,373	753	4,655	—	—	60,822	499,726
1953 ⁽³⁾										
1st Quarter	7,660	87,899	5,687	34,272	246	1,586	—	—	13,593	123,757
2nd Quarter	12,247	129,819	7,278	39,522	195	1,405	—	—	19,720	170,746
3rd Quarter	10,649	115,464	7,151	40,176	259	1,805	—	—	18,059	157,445
4th Quarter	8,664	94,488	5,800	32,535	363	2,976	—	—	14,827	129,999
Total, 1953	39,220	427,670	25,916	146,505	1,063	7,772	—	—	66,199	581,947
1954 ⁽³⁾										
1st Quarter	8,434	103,261	5,496	32,733	236	1,895	—	—	14,166	137,890
2nd Quarter	12,722	149,935	8,643	54,494	268	1,736	4,275	44,929	25,908	251,095
3rd Quarter	12,552	151,160	8,901	58,578	320	1,864	6,901	73,102	28,674	284,704
4th Quarter	9,648	121,276	7,209	48,497	310	2,410	4,034	44,459	21,201	216,638
Total, 1954	43,356	525,632	30,249	194,304	1,134	7,905	15,210	162,483	89,949	890,327

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Includes fire insurance companies, fraternal societies, mutual benefit societies and pension fund associations.

(3) Preliminary.

**TABLE 24. GROSS MORTGAGE LOANS APPROVED BY LENDING INSTITUTIONS AND BANKS IN
ON NEW NON-FARM RESIDENTIAL CONSTRUCTION BY TYPE OF DWELLING.
CANADA, 1947 — DECEMBER, 1954.**

Period	Single-Family Dwellings		Multiple Family Dwellings		All Dwellings	
	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000	Dwelling Units	Amount \$000
1947	18,336	83,060	8,075	26,107	26,411	109,167
1948	26,701	133,846	10,735	39,758	37,436	173,604
1949	31,378	169,055	11,678	43,273	43,056	212,328
1950	42,296	255,880	13,062	54,277	55,358	310,157
1951	28,146	190,310	10,434	46,005	38,580	236,315
1952	30,945	235,241	14,934	65,668	45,879	300,909
1953						
1st Quarter	6,903	52,761	4,750	23,077	11,653	75,838
2nd Quarter	10,793	84,626	5,328	23,277	16,121	107,903
3rd Quarter	10,287	79,068	4,762	21,124	15,049	100,192
4th Quarter	8,388	67,036	5,086	23,312	13,474	90,348
Total, 1953	36,371	283,491	19,926	90,790	56,297	374,281
1954 ⁽²⁾						
1st Quarter	7,295	59,702	6,089	29,636	13,394	89,338
2nd Quarter	16,277	150,184	6,447	29,317	22,724	179,501
3rd Quarter	19,435	181,521	6,699	30,705	26,134	212,226
4th Quarter	12,974	118,999	6,803	31,971	19,777	150,970
Total, 1954	55,981	510,406	26,038	121,629	82,029	632,035

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd 1954. Conventional mortgage loan approvals by the Quebec savings banks are not included in this table.

(2) Preliminary.

TABLE 25. GROSS JOINT, INSURED AND CONVENTIONAL MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS AND BANKS,⁽¹⁾ BY TYPE OF LOAN, CANADA, 1949 — DECEMBER, 1954.

Period	Loans on New Non-Farm Residential Construction						Other Property	
	Joint Loans ⁽²⁾		Conventional Loans		All Loans		Conventional Loans Amount (\$000)	Total Amount (\$000)
			Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)		
	Dwelling Units	Amount (\$000)						
1949	21,912	122,736	21,144	89,592	43,056	212,328	181,518	393,846
1950	40,338	280,060	15,020	30,097	55,358	310,157	213,172	523,329
1951	21,189	141,040	17,391	95,275	38,580	236,315	197,610	433,925
1952	29,508	218,593	16,371	82,316	45,879	300,909	198,817	499,726
1953								
1st Quarter	5,968	45,923	5,685	29,915	11,653	75,838	47,919	123,757
2nd Quarter	10,967	84,418	5,154	23,485	16,121	107,903	62,843	170,746
3rd Quarter	8,618	69,124	6,431	31,068	15,049	100,192	57,253	157,445
4th Quarter	7,056	56,165	6,418	34,183	13,474	90,348	39,651	129,999
Total, 1953	32,609	255,630	23,688	118,651	56,297	374,281	207,666	581,947
1954								
1st Quarter	9,338	73,376	4,056	15,962	13,394	89,338	48,552	137,890
	Insured Loans ⁽³⁾							
2nd Quarter	11,706	113,451	11,018	66,050	22,724	179,501	71,594	251,095
3rd Quarter	18,210	172,400	7,924	39,826	26,134	212,226	72,478	284,704
4th Quarter	11,064	104,074	8,713	46,896	19,777	150,970	65,668	216,638
Total, 1954	50,318	463,301	31,711	168,734	82,029	632,035	258,292	890,327

(1) Mortgage loan approvals by the banks relate only to insured loans under the National Housing Act, 1954. This Act came into force on March 22nd, 1954. Conventional mortgage loan approvals by the Quebec Savings Banks are not included in this table.

(2) Joint loans under the National Housing Act.

(3) Insured loans under the National Housing Act, 1954.

**TABLE 26. GROSS MORTGAGE LOANS APPROVED UNDER THE
NATIONAL HOUSING ACTS, BY TYPE OF LOAN,
CANADA, 1949 — FEBRUARY, 1955.**

Period	Joint Loans ⁽¹⁾		Corporation Loans		Total	
	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)	Dwelling Units	Amount (\$000)
1949	21,912	122,736	7,124	38,793	29,036	161,529
1950	40,338	280,060	4,865	25,030	45,203	305,090
1951	21,189	141,040	1,823	11,508	23,012	152,548
1952	29,508	218,593	6,910	47,951	36,418	266,544
1953						
January	1,218	9,038	142	797	1,360	9,835
February	2,096	16,326	102	673	2,198	16,999
March	2,654	20,559	71	473	2,725	21,032
April	3,340	25,402	329	2,254	3,669	27,656
May	3,749	29,794	736	4,863	4,485	34,657
June	3,876	29,205	603	4,139	4,479	33,344
July	3,768	28,421	1,825	12,860	5,593	41,281
August	2,241	18,801	607	4,673	2,848	23,474
September	2,608	21,892	601	4,607	3,209	26,499
October	2,200	17,363	1,481	10,393	3,681	27,756
November	2,657	21,376	871	6,235	3,528	27,611
December	2,200	17,436	202	1,555	2,402	18,991
Total, 1953	32,607	255,613	7,570	53,522	40,177	309,135
1954						
January	962	7,709	319	2,076	1,281	9,785
February	1,612	12,993	57	282	1,669	13,275
March	6,764	52,674	732	5,317	7,496	57,991
	Insured Loans ⁽²⁾					
April	1,031	10,339	29	246	1,060	10,585
May	3,608	34,996	36	323	3,644	35,319
June	7,067	68,116	261	1,778	7,328	69,894
July	7,372	68,965	1,115	8,163	8,487	77,128
August	5,534	52,867	109	845	5,643	53,712
September	5,304	50,570	175	1,365	5,479	51,935
October	5,094	47,399	423	2,736	5,517	50,135
November ⁽³⁾	3,806	36,146	263	2,312	4,069	38,458
December ⁽³⁾	2,164	20,528	55	536	2,219	21,064
Total, 1954 ⁽³⁾	50,318	463,302	3,574	25,979	53,892	489,281
1955 ⁽³⁾						
January	1,436	13,231	64	547	1,500	13,778
February	2,532	24,441	8	82	2,540	24,523

(1) Joint loans under the National Housing Act.

(2) Insured loans under the National Housing Act, 1954.

(3) Preliminary.

TABLE 27. GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS,
BY TYPE OF LENDER, CANADA, 1950 — DECEMBER, 1954.

Year and Quarter	Life Insurance Companies		Trust and Loan Companies ⁽¹⁾		Banks		Sub-total		Corporation Loans		Total	
	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000	Units	Amount \$000
1950	37,491	259,838	2,847	20,222	—	—	40,338	280,060	4,865	25,033	45,203	305,093
1951	20,199	134,623	990	6,416	—	—	21,189	141,039	1,864	11,316	23,053	152,355
1952	28,463	210,223	1,045	8,370	—	—	29,508	218,593	6,980	47,748	36,488	266,341
1953												
1st Quarter	5,716	43,938	252	1,984	—	—	5,968	45,922	402	2,574	6,370	48,496
2nd Quarter	10,678	82,078	288	2,332	—	—	10,966	84,410	1,677	11,279	12,643	95,689
3rd Quarter	8,386	67,199	232	2,025	—	—	8,618	69,224	3,514	25,573	12,132	94,797
4th Quarter	6,660	53,451	397	2,725	—	—	7,057	56,176	2,620	18,675	9,677	74,851
Total, 1953	31,440	246,666	1,169	9,066	—	—	32,609	255,732	8,213	58,101	40,822	313,833
1954												
1st Quarter	9,277	72,910	61	466	—	—	9,338	73,376	1,108	7,675	10,446	81,051
2nd Quarter	6,586	64,678	382	3,844	4,738	44,929	11,706	113,451	326	2,347	12,032	115,798
3rd Quarter	9,554	90,257	891	9,041	7,765	73,102	18,210	172,400	1,399	10,373	19,609	182,773
4th Quarter	5,618	53,055	619	6,567	4,827	44,452	11,064	104,074	741	5,584	11,805	109,658
Total, 1954	31,035	280,900	1,953	19,918	17,330	162,483	50,318	463,301	3,574	25,979	53,892	489,280

(1) Including Fraternal Societies.

TABLE 28. NUMBER OF DWELLINGS FOR WHICH GROSS MORTGAGE LOANS APPROVED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF BORROWER AND BY TYPE OF LOAN, CANADA, 1949 — DECEMBER, 1954.

Year and Quarter	Housing for Home Ownership			Housing for Rental Purposes					Total
	Owner Applicants	Builders for Sale	Sub-Total	Rental Guarantee	Primary Industries	Limited Dividend Corporation	Other	Sub-Total	
1949	6,473	13,075	19,548	6,621	—	144	2,702	9,467	29,015
1950	11,607	26,092	37,699	4,317	8	94	3,214	7,633	45,332
1951	4,647	13,519	18,166	1,213	8	174	3,451	4,846	23,012
1952	5,794	19,455	25,249	3,607	—	841	6,721	11,169	36,418
1953									
1st Quarter	1,061	3,630	4,691	193	12	50	1,424	1,679	6,370
2nd Quarter	2,896	5,887	8,783	794	0	184	2,882	3,860	12,643
3rd Quarter	2,606	5,736	8,342	1,550	0	167	2,073	3,790	12,132
4th Quarter	1,522	4,558	6,080	627	1	920	2,049	3,597	9,677
Total, 1953	8,085	19,811	27,896	3,164	13	1,321	8,428	12,926	40,822
1954									
1st Quarter	1,157	5,122	6,279	472	—	252	3,443	4,167	10,446
2nd Quarter	3,016	7,664	10,680	—	—	240	1,112	1,352	12,032
3rd Quarter	4,245	11,433	15,678	62	107	1,026	2,736	3,931	19,609
4th Quarter	2,271	7,212	9,483	—	—	552	1,770	2,322	11,805
Total, 1954	10,689	31,431	42,120	534	107	2,070	9,061	11,772	53,892

TABLE 29. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS APPROVED, SHOWING NUMBER OF DWELLINGS BY TYPE OF DWELLING, CANADA, 1949 — 1954.

Period	Single-Family Dwellings						Multiple-Family Dwellings			
	1-Storey	1½-Storey		2-Storey	Split Level	Sub-total	Apartments	Other	Sub-total	Total
		Finished	Unfinished							
1949	9,420	3,262	3,100	1,897	—	17,679	8,280	2,915	11,195	28,874
1950	17,651	7,916	3,493	3,445	—	32,505	6,182	6,543	12,725	45,230
1951	9,761	3,228	1,438	1,836	—	16,263	4,204	2,363	6,567	22,830
1952	16,013	4,333	1,441	1,673	—	23,460	9,852	2,554	12,406	35,866
1953										
1st Quarter	3,347	618	229	214	—	4,408	1,466	496	1,962	6,370
2nd Quarter	6,328	1,236	335	650	—	8,549	3,366	728	4,094	12,643
3rd Quarter	5,915	1,120	315	479	—	7,829	3,577	726	4,303	12,132
4th Quarter	4,723	809	201	215	—	5,948	2,374	1,355	3,729	9,677
Total, 1953	20,313	3,783	1,080	1,558	—	26,734	10,783	3,305	14,088	40,822
1954										
1st Quarter	4,846	522	140	234	—	5,742	3,905	799	4,704	10,446
2nd Quarter	8,427	858	170	468	5	9,928	1,261	843	2,104	12,032
3rd Quarter	12,686	1,079	281	429	288	14,763	2,687	2,159	4,846	19,609
4th Quarter	8,015	480	71	189	293	9,048	1,956	801	2,757	11,805
Total, 1954	33,974	2,939	662	1,320	586	39,481	9,809	4,602	14,411	53,892

TABLE 30. LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACTS, ANALYSIS OF GROSS LOANS APPROVED, SHOWING AVERAGE AMOUNT OF LOAN PER DWELLING BY TYPE OF DWELLING, CANADA, 1949 — 1954.

Period	Single-Family Dwellings						Multiple-Family Dwellings			
	1-Storey	1½-Storey		2-Storey	Split Level	Average, All Dwellings	Apartments	Other	Average, All Dwellings	Average, All Dwellings
		Finished	Unfinished							
1949	5,409	6,197	6,001	6,741	—	5,801	5,232	5,017	5,176	5,559
1950	6,922	7,627	7,050	8,260	—	7,249	4,904	6,021	5,478	6,751
1951	6,823	7,399	6,477	7,810	—	7,019	5,580	5,564	5,574	6,634
1952	8,045	8,593	7,737	9,046	—	8,199	5,407	6,752	5,684	7,329
1953										
1st Quarter	8,330	8,557	8,077	9,180	—	8,390	5,805	6,055	5,868	7,613
2nd Quarter	8,293	8,360	8,226	9,082	—	8,360	5,824	6,341	5,917	7,569
3rd Quarter	8,467	8,790	8,386	9,182	—	8,554	6,176	7,905	6,468	7,814
4th Quarter	8,646	8,810	8,573	9,365	—	8,692	5,830	6,873	6,209	7,735
Annual Average	8,436	8,616	8,306	9,165	—	8,496	5,940	6,860	6,155	7,688
1954										
1st Quarter	9,025	9,255	8,455	9,604	—	9,056	5,890	7,578	6,177	7,759
2nd Quarter	10,023	10,265	9,479	11,358	11,553	10,097	5,954	9,374	7,325	9,613
3rd Quarter	9,984	10,459	9,510	11,433	11,116	10,073	6,084	8,258	7,052	9,326
4th Quarter	10,068	10,204	9,286	11,612	11,118	10,135	5,764	8,345	6,514	9,829
Annual Average	9,874	10,147	9,255	11,108	11,121	9,944	5,926	8,357	6,703	9,077

TABLE 31. GROSS FAMILY INCOME⁽¹⁾, AVERAGE LOAN, DOWN PAYMENT, AND DWELLING COST FOR LOANS FOR HOME OWNERSHIP, NATIONAL HOUSING ACTS, 1951 — DECEMBER, 1954.

Size of Gross Family Income	Number of Borrowers ⁽²⁾				
	1951	1952	1953	1954	
				N.H.A.	N.H.A. ⁽³⁾ 1954
Under \$2,099	37	9	6	1	2
\$2,100—\$2,399	146	32	15	6	1
\$2,400—\$2,699	736	166	100	18	13
\$2,700—\$2,999	1,441	397	227	45	27
\$3,000—\$3,499	4,163	2,557	1,830	432	372
\$3,500—\$3,999	3,381	4,231	4,494	1,381	1,192
\$4,000—\$4,999	3,905	5,841	9,687	4,406	3,229
\$5,000 and over	4,117	6,023	9,916	5,705	5,374
Total	17,926	19,256	26,275	11,994	10,210
Average Income (\$)	4,250	4,695	4,961	5,312	5,464
Average Down Payment (\$)	3,929	3,117	3,242	3,418	2,672
Average Amount of Loan (\$)	7,019	8,234	8,496	9,056	9,944 ⁽⁴⁾
Average Cost of Dwelling (\$) ⁽⁵⁾	10,948	11,351	11,738	12,474	12,417

(1) Gross Family Income includes the total income of all dependents of the head of the family.

(2) Data include home-owner loan applicants and purchasers of dwellings sold by builders.

(3) The National Housing Act, 1954, came into force on March 22nd, 1954.

(4) Including mortgage loan insurance fee.

(5) As estimated by loan applicant.

TABLE 32. GROSS NUMBER OF PROJECTS AND DWELLINGS FOR WHICH RENTAL GUARANTEE UNDERTAKINGS ISSUED UNDER THE NATIONAL HOUSING ACTS, BY TYPE OF LOAN, CANADA, 1949 — DECEMBER, 1954.

Period	With Loans Under the N.H.A.		With Conventional Loans		Total	
	Number of Projects	Number of Units	Number of Projects	Number of Units	Number of Projects	Number of Units
1949	50	3,737	86	3,050	136	6,787
1950	35	3,697	21	973	56	4,670
1951	17	1,746	10	349	27	2,095
1952	47	3,917	1	44	48	3,961
1953						
1st Quarter	7	278	—	—	7	278
2nd Quarter	12	575	1	28	13	603
3rd Quarter	23	2,107	—	—	23	2,107
4th Quarter	7	472	—	—	7	472
Total, 1953	49	3,432	1	28	50	3,460
1954						
1st Quarter	2	37	—	—	2	37
2nd Quarter	1	288	—	—	1	288
3rd Quarter	1	24	1	33	2	57
4th Quarter	—	—	3	124	3	124
Total, 1954	4	349	4	157	8	506
Total, 1949 — Dec., 1954	202	16,878	123	4,601	325	21,479

TABLE 33. CONSTRUCTION OPERATIONS UNDER THE VETERANS' LAND ACT,
1942, NUMBER OF NEW DWELLINGS STARTED, COMPLETED AND
UNDER CONSTRUCTION, AND EXPENDITURES, CANADA,
SEPTEMBER 23, 1943 — DECEMBER, 1954.

Period	Number of Dwellings			Expenditures on Dwellings Completed, Current Construction, Repairs and Other Services (\$000)
	Started	Completed	Under Construction (At End of Period)	
Sept. 23, 1943 — Dec. 31, 1946	4,794	2,529	2,265	24,413
1947	1,963	1,978	2,250	15,348
1948	1,884	1,932	2,202	12,636
1949	2,483	2,062	2,623	12,617
1950	2,311	2,149	2,785	12,330
1951	1,845	2,165	2,465	11,136
1952	1,278	1,644	2,099	8,311
1953				
1st Quarter	115	508	1,706	2,655
2nd Quarter	455	338	1,823	1,133
3rd Quarter	834	290	2,367	2,836
4th Quarter	423	458	2,332	3,393
Total, 1953	1,827	1,594	—	10,017
1954				
1st Quarter	164	567	1,929	2,324
2nd Quarter	418	401	1,946	1,170
3rd Quarter	519	361	2,104	2,329
4th Quarter	354	417	2,040	3,665
Total, 1954	1,455	1,746	—	9,488
Total, 1943 — December, 1954	19,840	17,799	—	116,296

**TABLE 34. LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT,
1927, CANADA, 1929 — DECEMBER, 1954.**

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans ⁽¹⁾	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	26,832	54,694
1945 ⁽³⁾	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,385
1947	57	58	49	18	1,222	3,191	1,227	3,267
1948	62	85	145	66	1,813	4,663	1,828	4,814
1949	86	148	162	73	1,958	5,158	1,989	5,379
1950	71	123	161	62	1,884	4,763	1,905	4,948
1951	64	136	89	43	1,514	4,286	1,532	4,465
1952	38	95	110	80	1,526	4,886	1,544	5,061
1953								
1st Quarter	6	19	20	11	329	1,289	332	1,319
2nd Quarter	10	35	18	10	357	1,375	356	1,420
3rd Quarter	31	64	63	33	703	2,421	712	2,518
4th Quarter	15	33	59	22	669	2,414	673	2,469
Total, 1953	62	151	160	76	2,058	7,499	2,073	7,726
1954								
1st Quarter	14	25	49	24	367	1,413	372	1,462
2nd Quarter	19	66	15	4	304	1,232	309	1,302
3rd Quarter	27	74	43	24	751	2,909	794	3,007
4th Quarter	21	52	37	23	618	2,233	626	2,308
Total, 1954	81	217	144	75	2,040	7,787	2,101	8,079
Total, 1929 — Dec., 1954	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	— ⁽²⁾	43,144	103,849

(1) Because the loan on a single mortgage may be applied for several purposes, the number of loans referred to in the total column is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

**TABLE 35. LENDING OPERATIONS UNDER THE FARM IMPROVEMENT
LOANS ACT, 1944, CANADA, MARCH, 1945 — DECEMBER, 1954.**

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947	387	488	448	333	21,211	17,340	22,046	18,161
1948	328	448	524	434	29,579	28,449	30,431	29,331
1949	434	656	919	796	43,422	44,427	44,775	45,879
1950	511	798	967	850	57,491	61,774	58,969	63,422
1951	587	944	1,155	1,097	73,322	83,286	75,064	85,327
1952	563	956	1,326	1,278	81,447	96,059	83,336	98,293
1953								
1st Quarter	73	131	209	205	11,236	12,473	11,518	12,809
2nd Quarter	222	471	418	398	27,737	29,015	28,377	29,884
3rd Quarter	247	505	501	486	28,857	38,378	29,605	39,369
4th Quarter	180	372	476	458	13,810	15,011	14,466	15,841
Total, 1953	722	1,479	1,604	1,547	81,640	94,877	83,966	97,903
1954								
1st Quarter	68	158	258	262	8,635	9,197	8,961	9,617
2nd Quarter	156	344	358	363	20,685	21,018	21,199	21,725
3rd Quarter	202	436	645	701	17,809	19,247	18,656	20,383
4th Quarter	150	270	374	368	9,238	9,718	9,762	10,358
Total, 1954	576	1,208	1,635	1,694	56,367	59,180	58,578	62,082
Total, March, 1945 — Dec., 1954	4,715	7,644	9,175	8,411	460,616	497,605	474,506	513,661

TABLE 36. OPERATIONS UNDER THE QUEBEC HOUSING ACT,⁽¹⁾
NUMBER AND AMOUNT OF LOANS APPROVED, NUMBER OF DWELLINGS INVOLVED,
AND PROVINCIAL COMMITMENTS, JANUARY, 1948 — DECEMBER, 1954.

Period	Loans Approved		Provincial Commitment		Number of Dwellings
	Number	Amount (\$000)	Total (\$000)	Average per Loan \$	
January, 1948 — December, 1949	2,175	11,546	3,554	1,634	2,527
1950	4,184	25,494	7,783	1,860	4,912
1951	5,239	37,333	11,235	2,144	6,437
1952	3,966	26,367	7,564	1,893	4,575
1953					
1st Quarter	2,065	15,119	4,744	2,297	2,282
2nd Quarter	862	6,290	1,858	2,155	928
3rd Quarter	776	6,272	2,012	2,593	877
4th Quarter	852	6,823	1,519	1,783	959
Total, 1953	4,555	34,504	10,133	2,224	5,046
1954					
1st Quarter	844	6,663	1,975	1,990	922
2nd Quarter	1,793	12,484	3,383	1,886	1,951
3rd Quarter	1,073	8,437	2,463	2,295	1,121
4th Quarter	1,202	9,041	2,418	2,012	1,267
Total, 1954	4,912	36,625	10,239	2,084	5,261
Total, January, 1948 — December, 1954	25,071	171,869	50,508	2,015	28,758

(1) An act to Improve Housing Conditions, Chapter 6, 12 George VI, *Statutes of the Province of Quebec*, as amended.

**TABLE 37. NUMBER OF MORTGAGES REGISTERED AND DISCHARGED AND
REAL ESTATE TRANSFERS REGISTERED,
GREATER TORONTO AREA AND PROVINCE OF ONTARIO,
1945 — DECEMBER, 1954.**

Period	Mortgages Registered		Mortgages Discharged		Real Estate Transfers Registered	
	Greater Toronto	Ontario	Greater Toronto	Ontario	Greater Toronto	Ontario
1945	17,638	52,517	17,667	57,539	28,231	132,533
1946	22,289	69,048	21,770	66,341	36,085	173,177
1947	24,095	73,543	22,485	64,744	32,762	151,005
1948	29,527	86,754	23,301	66,067	35,724	153,482
1949	39,093	104,403	25,483	68,336	39,887	156,283
1950	41,770	110,177	27,289	73,400	45,080	167,005
1951	41,645	109,737	27,931	75,410	43,942	162,702
1952	43,191	114,181	30,554	80,808	43,554	163,537
1953 ⁽¹⁾						
1st Quarter	9,430	26,236	7,116	18,798	9,433	34,777
2nd Quarter	13,622	37,440	8,476	22,387	14,125	52,167
3rd Quarter	13,073	34,144	8,005	21,189	13,023	48,139
4th Quarter	13,771	32,129	8,729	23,069	12,987	47,956
Total, 1953	49,896	129,949	32,326	85,443	49,568	183,039
1954 ⁽¹⁾						
1st Quarter	10,328	25,457 ⁽²⁾	7,755	18,692	9,868	34,243
2nd Quarter	15,521	38,257 ⁽²⁾	9,612	23,181	14,408	50,006
3rd Quarter	15,982	39,395 ⁽²⁾	9,875	23,731	13,563	47,107
4th Quarter	15,867	39,110 ⁽²⁾	10,779	26,022	14,311	49,824
Total, 1954	57,698	142,219 ⁽²⁾	38,021	91,626	52,150	181,180

(1) Revised.

(2) Preliminary.

Section 3. Population and Income

TABLE 38. NET FAMILY FORMATION AND NUMBER OF FAMILIES,
CANADA, 1945 - DECEMBER, 1954.
(In Thousands)

Period	Marriages	Deaths to Married Persons	Divorces ⁽¹⁾	Net Migration of Married Females	Net Family Formation ⁽²⁾	Number of Families ⁽³⁾
1945	108.0	48.6	5.1	— 3.6	50.3	2,786.3
1946	134.1	48.6	7.7	27.1	103.9	2,890.2
1947	127.3	49.9	8.2	3.3	71.8	2,962.0
1948	123.3	51.5	6.9	15.1	79.3	3,041.3
1949	123.9	53.0	5.9	9.8	74.1	3,188.6
1950	124.8	53.9	5.2	5.7	70.7	3,259.3
1951	128.2	54.9	5.2	27.1	94.9	3,351.2
1952						
1st Quarter	16.6	14.2	—	6.5	7.5	3,361.7
2nd Quarter	30.7	13.9	—	8.6	24.0	3,385.7
3rd Quarter	45.9	12.9	—	5.3	36.9	3,422.6
4th Quarter	34.0	14.2	—	4.8	23.2	3,445.8
Total, 1952	127.2	55.2	5.6	25.2	91.6	—
1953						
1st Quarter	17.3	14.8	—	2.0	3.1	3,448.9
2nd Quarter	29.5	14.0	—	7.8	21.9	3,470.8
3rd Quarter	47.3	13.2	—	5.8	38.4	3,509.2
4th Quarter	39.3	14.2	—	5.6	29.3	3,538.5
Total, 1953	133.4	56.2	6.1	21.2	92.3	—
1954						
1st Quarter	19.9	14.8	—	2.3	5.9	3,544.4
2nd Quarter	27.6	13.2	—	8.2	21.1	3,565.5
3rd Quarter	43.7	12.1	—	4.8	34.9	3,600.4
4th Quarter	35.4	14.4	—	3.9	23.4	3,623.8
Total, 1954	126.6	54.5	6.0 ⁽⁴⁾	19.2	85.3	—

(1) Quarterly data not available.

(2) Adjusted prior to June, 1951 to agree with 1951 census. Quarterly data include an allowance for divorces.

(3) As at end of period (see p. 109.)

(4) Preliminary.

TABLE 39. NUMBER OF BIRTHS, DEATHS, MARRIAGES, DIVORCES, IMMIGRATION AND TOTAL POPULATION, CANADA, (1) 1945 — DECEMBER, 1954.

Period	Births	Deaths	Marriages	Divorces ⁽²⁾	Immigration	Population ⁽²⁾ (000)
1945	289,364	113,623	108,222	5,076	22,722	12,072
1946	331,471	115,188	134,331	7,683	71,719	12,292
1947	359,943	117,913	127,483	8,199	64,127	12,551
1948	348,226	119,613	123,508	6,881	125,414	12,823
1949	367,092	124,567	124,087	5,934	95,217	13,447
1950	372,009	124,220	125,083	5,208	73,912	13,712
1951	381,092	125,823	128,408	5,163	194,391	14,009
1952	395,956	124,816	127,390	5,562	164,498	14,624
1953 ⁽³⁾						
1st Quarter	93,459	33,076	17,331	—	22,937	14,692
2nd Quarter	102,845	32,263	29,450	—	55,399	14,781
July	37,462	10,319	17,602	—	19,697	—
August	34,882	9,907	14,048	—	14,594	—
September	35,572	11,090	15,601	—	12,471	—
3rd Quarter	107,916	31,316	47,251	—	40,762	14,893
October	38,032	10,547	15,423	—	18,624	—
November	34,557	9,439	13,820	—	13,916	—
December	34,176	10,641	10,091	—	11,230	—
4th Quarter	106,765	30,627	39,334	—	43,770	15,005
Total, 1953	410,985	127,282	133,366	6,055 ⁽³⁾	168,868	—
1954 ⁽³⁾						
1st Quarter	105,016	33,135	19,882	—	28,223	15,083
2nd Quarter	107,253	30,514	27,608	—	57,542	15,195
July	37,200	9,525	15,201	—	15,839	—
August	37,837	9,612	13,255	—	14,270	—
September	37,451	9,535	15,272	—	10,979	—
3rd Quarter	112,488	28,672	43,728	—	41,088	15,313
October	37,450	10,384	15,198	—	11,256	—
November	36,942	10,671	11,433	—	8,664	—
December	33,198	10,065	8,792	—	7,454	—
4th Quarter	107,590	31,120	35,423	—	27,374	15,410
Total, 1954	432,347	123,441	126,641	6,000 ⁽³⁾	154,227	—

(1) Excluding Newfoundland for the period 1945-1948.

(2) Monthly data not available.

(3) Preliminary.

**TABLE 40. NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP
1945 — DECEMBER, 1954.**

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,015	10,541	14,556	3,686	4,480	8,166	22,722
1946	6,694	13,789	20,483	36,457	14,779	51,236	9,678	37,145	46,823	10,805	14,091	24,896	71,719
1947	13,799	19,636	33,435	13,162	17,530	30,692	26,655	23,467	50,122	6,780	7,225	14,005	64,127
1948	25,837	41,253	67,090	24,594	33,730	58,324	50,882	42,851	93,733	16,208	15,473	31,681	125,414
1949	20,600	30,562	51,162	20,411	23,644	44,055	37,193	31,268	68,461	13,969	12,787	26,756	95,217
1950	16,042	24,945	40,987	15,230	17,695	32,925	29,022	23,105	52,127	11,965	9,820	21,785	73,912
1951	48,046	72,120	120,166	37,028	37,197	74,225	90,618	51,031	141,649	29,548	23,194	52,742	194,391
1952	35,441	54,408	89,849	35,285	39,364	74,649	62,972	51,298	114,270	26,877	23,351	50,228	164,498
1953													
1st Quarter	4,588	7,168	11,756	4,977	6,204	11,181	8,612	8,282	16,894	3,144	2,899	6,043	22,937
2nd Quarter	12,253	19,148	31,401	10,991	13,007	23,998	22,396	16,059	38,455	9,005	7,939	16,944	55,399
3rd Quarter	10,100	15,946	26,046	9,610	11,106	20,716	20,110	15,296	35,406	5,936	5,420	11,356	46,762
4th Quarter	8,286	13,935	22,221	9,431	12,118	21,549	15,859	15,931	31,790	6,362	5,618	11,980	43,770
Total, 1953	35,227	56,197	91,424	35,009	42,435	77,444	66,977	55,568	122,545	24,447	21,876	46,323	168,868
1954													
1st Quarter	6,068	9,420	15,488	5,769	6,966	12,735	11,957	9,555	21,512	3,531	3,180	6,711	28,223
2nd Quarter	12,945	20,273	33,218	11,487	12,837	24,324	25,967	17,707	43,674	7,251	6,617	13,868	57,542
3rd Quarter	8,582	15,062	25,644	7,973	9,471	17,444	18,815	13,118	31,933	4,829	4,326	9,155	41,088
4th Quarter	4,129	8,052	12,181	6,661	8,532	15,193	7,812	11,310	19,122	4,369	3,883	8,252	27,374
Total, 1954	31,724	51,807	84,531	31,890	37,806	69,596	64,551	51,690	116,241	19,980	18,006	37,986	154,227

**TABLE 41. GROSS NATIONAL PRODUCT, PERSONAL INCOME AND PERSONAL SAVINGS,
CANADA, 1945 — DECEMBER, 1954.**
(In Units Specified)

Period	G.N.P.	Personal Income		Personal Disposable Income		Personal Savings	
		Total	Farm ⁽¹⁾	Total	Per Capita \$	Total	Farm Inventory Change
1945	11,850	9,239	940	8,430	698	1,619	-231
1946	12,026	9,761	1,090	8,965	729	988	-57
1947	13,768	10,390	1,161	9,599	765	426	-79
1948	15,613	11,943	1,627	11,121	867	1,009	-65
1949	16,462	12,757	1,600	11,968	890	1,005	-72
1950	18,203	13,414	1,402	12,674	924	645	131
1951	21,474	15,693	2,108	14,663	1,047	1,390	354
1952	23,202	17,145	1,860	15,825	1,082	1,462	237
1953							
1st Quarter	5,353	3,935	-6	3,578	244	104	-269
2nd Quarter	5,814	4,226	114	3,810	258	27	-184
3rd Quarter	7,236	5,493	1,287	5,171	347	1,517	882
4th Quarter	6,013	4,431	221	4,095	273	-109	-378
Total, 1953	24,416	18,085	1,616	16,654	1,122	1,539	51
1954							
1st Quarter	5,400	4,141	62	3,803	252	237	-195
2nd Quarter	5,839	4,384	148	3,996	263	94	-84
3rd Quarter	6,623	5,027	682	4,686	306	912	434
4th Quarter	6,123	4,592	217	4,233	275	-106	-299
Total, 1954	23,985	18,144	1,109	16,718	1,096	1,137	-144

(1) Net Income received by farm operators from farm production, excluding the undistributed earnings (and the inventory valuation adjustment) of the Canadian Wheat Board.

Section 4. Building Materials

TABLE 42. INDEXES OF PRODUCTION AND INDEXES OF DOMESTIC DISAPPEARANCE
OF CONSTRUCTION MATERIALS, BY LUMBER, OTHER CONSTRUCTION MATERIALS
AND TOTAL, CANADA, 1945 — DECEMBER, 1954.
(1949=100)

Period	Production			Domestic Disappearance		
	Lumber	Other Construction Materials	Total	Lumber	Other Construction Materials	Total
1945	76.3	57.6	68.8	—	53.5	—
1946	85.2	66.9	78.2	—	63.3	—
1947	99.4	82.0	92.3	—	73.7	—
1948	99.9	88.6	95.3	—	84.4	—
1949	100.0	100.0	100.0	100.0	100.0	100.0
1950	109.8	106.7	108.6	82.7	107.2	96.5
1951	110.5	111.6	110.9	98.5	107.2	103.5
1952	107.4	102.8	105.6	100.8	105.0	102.9
1953						
January	98.5	98.7	98.6	83.2	92.5	88.5
February	96.7	102.8	99.2	108.0	94.5	100.2
March	126.6	112.2	120.8	107.3	109.1	105.7
April	90.9	113.0	99.8	74.1	109.0	94.1
May	134.3	115.5	126.7	148.9	114.8	129.4
June	160.5	122.8	145.2	190.3	114.5	147.0
July	150.3	123.6	139.4	204.0	120.2	156.0
August	144.7	124.3	136.5	165.7	118.9	138.9
September	122.4	131.8	126.2	161.6	119.5	137.5
October	94.3	134.1	110.4	124.1	108.5	115.2
November	72.1	106.9	86.2	102.1	106.2	104.4
December	83.3	90.6	88.4	57.9	79.6	70.3
Annual Average	114.6	114.7	114.8	127.3	107.3	115.6
1954						
January	83.6	94.2	87.9	62.9	78.7	71.9
February	106.4	102.7	104.9	62.0	85.9	75.7
March	120.4	110.0	116.9	74.3	101.1	89.7
April	69.3	114.1	87.4	131.3	100.3	113.5
May	119.2	118.6	119.0	167.8	121.3	141.1
June	152.4	127.9	142.5	179.0	132.9	164.4
July	152.6	119.4	139.2	205.7	91.7	140.4
August	148.5	132.8	142.1	169.3	135.1	149.7
September	133.8	133.2	133.6	188.7	138.3	159.8
October	110.0	130.6	118.4	154.0	128.9	139.6
November	95.1	118.6	104.6	151.4	120.9	133.9
December	97.7	98.6	98.0	145.5	82.4	110.4
Annual Average	115.8	116.7	116.2	141.0	109.8	124.2

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954.**
(In Units Specified)

Period	Lumber and Lumber Products			Gypsum Products		
	Sawn Lumber ⁽¹⁾	Hardwood Flooring ⁽²⁾	Wood Fibre Building Board	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster ⁽¹⁾
	Millions of Ft. B.M.	Thousands of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	4,514.2	—	164.7	134.0	59.9	67.1
1946	5,083.3	41,318	161.8	203.4	75.0	97.3
1947	5,877.9	52,250	203.1	213.7	111.1	119.7
1948	5,908.8	66,007	220.7	237.7	153.0	137.1
1949	5,915.4	79,500	227.7	230.6	174.0	160.8
1950	6,495.0	87,800	227.3	227.4	218.9	168.5
1951	6,553.9	84,500	292.4	230.7	214.7	164.3
1952	6,948.7	55,000	243.0	232.3	228.6	164.8
1953						
1st Quarter	1,585.9	15,000	65.1	58.7	60.7	61.8
2nd Quarter	1,901.3	13,500	65.0	61.7	65.6	63.7
3rd Quarter	2,058.0	18,250	71.8	60.5	78.5	82.0
4th Quarter	1,230.9	18,250	76.8	74.1	68.1	70.3
Total, 1953	6,676.1	65,000	278.7	255.0	272.9	277.8
1954						
1st Quarter	1,526.4	16,500 ⁽³⁾	73.1	57.9	62.5	64.8
2nd Quarter	1,682.6	14,250 ⁽³⁾	71.4	72.6	74.0	71.4
3rd Quarter	2,143.8	22,125 ⁽³⁾	78.6	69.8	106.0	94.8
4th Quarter	1,492.6	22,125 ⁽³⁾	71.7	71.0	85.3	75.0
Total, 1954	6,845.4	75,000 ⁽³⁾	294.8	271.3	327.8	306.0

(1) Data for 1953 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Estimated.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954—Continued.**
(In Units Specified)

Period	Plumbing and Heating Equipment				Builders' ⁽¹⁾ Hardware
	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	
	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	(\$000)
1945	13.6	7,179.1	128.8	57.2	4,328.5
1946	14.3	8,006.9	138.4	76.6	5,596.8
1947	18.1	8,726.7	157.7	121.0	5,903.9
1948	18.2	8,644.9	190.0	146.7	9,776.8
1949	15.5	7,163.1	192.2	185.2	10,090.4
1950	20.2	7,250.1	194.2	200.1	10,656.0
1951	19.2	7,489.1	172.7	226.8	14,914.0
1952	10.8	5,324.1	169.4	211.5	10,343.2
1953					
1st Quarter	4.4	1,707.5	48.2	75.0	2,969.6
2nd Quarter	4.3	1,819.3	42.9	82.9	3,047.5
3rd Quarter	3.9	1,197.2	35.9	66.5	2,838.7
4th Quarter	3.6	1,731.0	49.4	75.6	2,997.5
Total, 1953	16.2	6,455.0	176.4	300.0	11,853.3
1954					
1st Quarter	3.1	3,154.2	46.9	55.5	2,993.7
2nd Quarter	3.0	1,336.5	37.0	73.7	3,156.9
3rd Quarter	2.2	1,079.5	42.1	61.1	3,024.6
4th Quarter	3.2	1,139.8	46.9	80.3	3,231.6
Total, 1954	11.5	6,710.0	172.9	270.6	12,406.8

(1) Data for 1952 and 1953 are estimated (see p. 110).

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,
1945 — DECEMBER, 1954—Continued.**
(In Units Specified)

Period	Cement and Cement Products			Sanitary Ware		
	Cement	Concrete Blocks ⁽¹⁾	Cement Pipe and Tile ⁽¹⁾	Bath Tubs	Sinks ⁽¹⁾	Wash Basins ⁽¹⁾
	Millions of Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units
1945	7.8	—	—	56.3	—	—
1946	10.7	31.7	94.8	57.9	103.7	78.6
1947	12.2	39.8	134.7	81.1	120.7	91.7
1948	14.0	50.2	159.3	102.1	139.6	109.7
1949	16.1	48.2	117.1	132.5	192.0	140.8
1950	16.7	75.3	131.6	139.1	166.7	201.1
1951	17.0	79.5	234.6	127.5	116.7	195.8
1952	18.5	87.3	235.7	102.8	109.4	121.7
1953						
1st Quarter	5.0	19.9	61.3	37.7	35.9	43.5
2nd Quarter	5.7	30.7	65.1	38.9	58.0	45.0
3rd Quarter	6.0	33.4	69.2	36.3	50.5	35.9
4th Quarter	5.8	29.8	71.9	38.9	60.7	41.7
Total, 1953	22.5	113.8	267.5	151.8	205.1	166.1
1954						
1st Quarter	5.0	20.3	47.7	39.9	55.1	49.2
2nd Quarter	6.0	32.0	73.8	38.7	44.7	48.4
3rd Quarter	5.9	36.0	112.6	38.2	55.1	38.0
4th Quarter	5.6	30.7	94.5	35.3	46.0	32.2
Total, 1954	22.5	119.0	328.6	152.1	200.9	167.8

(1) Data for 1945 are not available. Cement pipe and tile includes drainpipe, sewer pipe, water pipe, and culvert tile.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954—Continued.**
(In Units Specified)

Period	Asphalt Products			Non-Metallic Sheathed Electrical Cable ⁽³⁾	Mineral Wool	
	Asphalt Shingles ⁽¹⁾	Tar and Asphalt Felts	Asphalt Floor Tiles ⁽²⁾		Batts	Granulated and Loose
	Thousands of Squares	Thousands of Tons	(\$000)		Millions of Sq. Ft.	Millions of Cu. Ft.
1945	1,432.2	29.5	—	—	34.4	5.4
1946	1,982.6	38.1	—	45.4	54.8	10.1
1947	2,085.6	46.7	—	67.0	82.3	9.8
1948	2,040.3	45.3	19,351	81.1	93.4	10.1
1949	2,531.0	39.9	16,970	87.2	137.8	14.8
1950	2,803.0	48.5	17,257	107.8	151.0	14.0
1951	2,506.0	48.8	16,528	91.4	148.0	11.4
1952	2,525.0	47.8	16,217	86.6	158.4	11.0
1953						
1st Quarter	532.6	10.3	4,367	26.0	34.8	2.3
2nd Quarter	751.6	8.9	4,418	27.3	38.2	2.1
3rd Quarter	1,033.3	12.4	3,606	25.0	58.4	3.0
4th Quarter	565.3	14.6	3,309	27.5	52.4	3.4
Total, 1953	2,882.8	46.2	15,700	105.8	183.8	10.8
1954						
1st Quarter	514.7	9.9	4,030	23.6	32.6	1.9
2nd Quarter	755.8	10.3	4,040	22.4	41.4	1.8
3rd Quarter	1,116.5	14.0	4,048	23.0	62.8	3.0
4th Quarter	574.0	13.1	3,985	31.0	55.4	3.8
Total, 1954	2,961.0	47.3	16,103	100.0	192.2	10.5

(1) Includes Siding.

(2) Data not available prior to 1948.

(3) Data not available for 1945.

**TABLE 43. PRODUCTION OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954—Concluded.**
(In Units Specified)

Period	Clay Products				Paints and Varnishes
	Building Brick ⁽¹⁾	Flue Linings ⁽²⁾	Vitrified Sewer Pipe ⁽²⁾	Structural Tile	
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons	(\$000)
1945	190.9	—	—	90.2	46,198
1946	274.1	940.1	3,055.9	134.4	55,180
1947	295.4	1,025.0	3,959.1	150.2	67,584
1948	316.7	1,197.6	5,066.7	157.3	78,999
1949	338.0	1,213.0	4,363.0	172.5	78,552
1950	365.7	1,309.8	4,900.9	184.0	87,627
1951	386.1	1,465.8	3,943.7	191.8	98,602
1952	361.3	1,251.5	4,563.4	202.7	106,714
1953					
1st Quarter	87.6	378.9	1,219.5	43.7	25,662
2nd Quarter	108.0	362.4	1,360.4	45.3	33,794
3rd Quarter	123.6	318.7	1,358.3	41.8	27,819
4th Quarter	120.7	296.0	1,331.5	50.8	22,468
Total, 1953	439.9	1,356.0	5,269.7	181.6	109,643
1954					
1st Quarter	96.3	370.8	1,229.6 ⁽³⁾	45.8	23,719 ⁽³⁾
2nd Quarter	118.3	483.5	1,530.1	43.3	32,346
3rd Quarter	138.4	482.6	1,385.8	45.4	25,883
4th Quarter	129.7	352.4	1,469.4	49.8	20,128
Total, 1954	482.7	1,689.3	5,614.9	184.3	102,076

(1) Data on production of building brick for the period 1949–1951 are estimated (see p. 110).

(2) Data for 1945 are not available.

(3) Revised.

TABLE 44. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—DECEMBER, 1954.
(In Units Specified)

Period	Plumbing and Heating Equipment						Sanitary Ware			
	Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters		Bath Tubs		Sinks	
	Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	14.7	.7	196.1	1.2	160.3	18.1	129.5	1.2	186.6	12.1
1950	18.8	1.6	180.1	1.8	199.3	18.3	138.3	1.5	168.5	10.2
1951	17.5	3.2	156.9	2.2	218.2	54.1	108.2	13.2	103.7	24.4
1952	11.8	1.1	151.3	4.5	217.8	35.6	105.6	10.5	118.6	18.8
1953										
1st Quarter	2.7	2.8	45.6	2.9	55.3	45.1	32.5	15.3	36.2	18.2
2nd Quarter	2.8	4.4	41.3	2.9	71.1	43.6	35.0	18.3	49.1	34.0
3rd Quarter	4.9	3.5	42.0	1.5	64.7	41.5	44.6	10.1	57.0	27.5
4th Quarter	4.4	2.6	43.6	1.4	52.7	50.0	34.0	14.3	48.1	42.9
Total, 1953	14.8	—	172.5	—	243.8	—	146.1	—	190.4	—
1954										
1st Quarter	2.0	3.9	43.0	2.1	51.1 ⁽¹⁾	54.4	30.7	23.2	54.8	48.0
2nd Quarter	2.1	5.2	42.1	.6	61.7	49.9	41.0	21.0	52.4	33.1
3rd Quarter	4.6	3.6	43.0	2.8	61.7	40.7	50.0	9.1	57.0	31.2
4th Quarter	3.9	2.1	43.6	2.3	61.1	48.7	36.9	7.5	45.9	31.3
Total, 1954	12.6	—	171.7	—	235.6	—	158.6	—	210.1	—

(1) Revised.

**TABLE 44. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—DECEMBER, 1954—Continued.**
(In Units Specified)

Period	Gypsum Products						Clay Products			
	Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Building Brick		Flue Linings	
	Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Bricks		Thousands of Feet	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	228.4	1.2	176.4	.7	190.3	.9	315.2	30.1	1,190.5	35.9
1950	226.0	2.6	217.6	2.1	195.3	.9	361.6	22.2	1,295.5	20.6
1951	230.2	2.6	222.3	2.5	197.9	1.0	355.5	38.1	1,325.9	157.3
1952	230.3	4.2	209.7	2.2	204.0	1.3	362.1	27.9	1,282.9	120.8
1953										
1st Quarter	58.9	4.2	60.2	3.8	53.4	1.1	78.2	34.9	357.8	169.2
2nd Quarter	59.5	6.4	64.6	4.8	55.0	1.0	104.2	35.4	380.0	148.9
3rd Quarter	62.2	4.8	81.2	2.0	70.4	1.0	118.0	37.1	449.2	257.9
4th Quarter	71.3	7.5	67.6	3.0	60.4	1.2	117.2	35.5	292.7	312.7
Total, 1953	251.9	—	273.6	—	239.2	—	417.6	—	1,479.7	—
1954										
1st Quarter	58.4	7.0	60.7	4.9	55.6	1.3	81.6	48.8	260.7	141.3
2nd Quarter	69.3	8.7	70.6	8.2	61.1	1.5	116.8	46.1	395.1	181.6
3rd Quarter	71.0	7.4	111.0	3.2	81.8	1.3	142.9 ⁽¹⁾	37.0 ⁽¹⁾	544.1 ⁽¹⁾	119.3
4th Quarter	68.5	7.5	83.3	3.0	64.4	1.2	117.9	43.6	361.6	106.9
Total, 1954	267.2	—	325.6	—	262.9	—	459.2	—	1,561.5	—

(1) Revised.

**TABLE 44. SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,
1949—DECEMBER, 1954—Concluded.**
(In Units Specified)

Period	Cement Products				Non-Metallic Sheathed Cable	Mineral Wool				
	Cement		Concrete Blocks			Batts		Granulated and Loose		
	Millions of Barrels of 550 lbs.		Millions of Blocks			Millions of Sq. Ft.		Millions of Cu. Ft.		
	Sales	Stocks at End of Period	Sales	Stocks at End of Period		Sales	Stocks at End of Period	Sales	Stocks at End of Period	
1949	15.9	.8	46.1	3.6	85.2	1.4	130.6	2.0	3.8	.1
1950	16.6	.7	60.5	4.1	106.8	1.7	148.3	1.6	13.9	.4
1951	16.9	.9	62.5	7.8	87.2	4.8	148.0	3.2	21.4	.4
1952	18.4	.8	74.1	6.1	87.5	2.4	157.9	3.7	10.9	.5
1953										
1st Quarter	4.0	1.7	12.1	10.7	25.4	2.8	34.1	4.4	2.2	.6
2nd Quarter	6.4	1.0	29.1	8.1	21.9	6.0	37.8	4.8	2.0	.6
3rd Quarter	6.4	.5	27.9	13.6	26.6	4.3	58.8	4.4	3.1	.5
4th Quarter	5.3	.9	23.2	20.2	22.2	3.6	51.8	5.0	3.4	.6
Total, 1953	22.1	—	92.3	—	96.1	—	182.5	—	10.7	—
1954										
1st Quarter	3.8	2.1	11.9	36.3 ⁽¹⁾	23.7	6.8	33.8	3.0	2.0	.5
2nd Quarter	6.7	1.4	28.6	37.8 ⁽¹⁾	22.8	6.4	41.4	3.0	1.9	.4
3rd Quarter	6.9	.4 ⁽¹⁾	32.0	27.6 ⁽¹⁾	27.0	2.4	65.1	.7	2.9	.5
4th Quarter	4.9	1.1	23.1	29.6	32.1	2.5	55.3	.8	3.7	.6
Total, 1954	22.3	—	95.6	—	105.6	—	195.6	—	10.5	—

(1) Revised.

**TABLE 45. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products		Sanitary Ware		Cement
	Hardwood Flooring	Wallboard Building Board	Bath Tubs	Closets, Sinks and Basins	
	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)	(\$000)	Thousands of Barrels of 350 lbs.
1945	702	12.1	7	254	32.7
1946	404	18.7	206	535	350.1
1947	1,157	39.9	1,044	205	1,248.6
1948	8	18.3	231	83	1,120.7
1949	8,258	95.5	493	374	2,284.0
1950	7,001	33.8	560	551	1,386.2
1951	9,700	23.1	841	944	2,327.4
1952	12,823	29.0	681	686	3,547.2
1953					
1st Quarter	3,579	10.6	180	245	143.7
2nd Quarter	4,167	12.0	247	433	388.1
3rd Quarter	4,479	10.4	283	421	1,313.8
4th Quarter	4,216	13.8	227	447	637.1
Total, 1953	16,441	46.8	937	1,546	2,482.7
1954					
1st Quarter	3,826	12.2	138	402	154.7
2nd Quarter	4,141	14.0	248	518	315.5
3rd Quarter	4,748	14.9	191	526	1,178.3
4th Quarter	5,256	13.5	230	499	663.7
Total, 1954	17,971	54.6	807	1,945	2,312.2

**TABLE 45. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954—Continued.**
(In Units Specified)

Period	Building Brick	Mineral Wool	Gypsum Plaster	Builders' Hardware	Paints, Pigments and Varnishes
	Millions of Bricks	Thousands of Sq. Ft.	Thousands of Tons	(\$000)	(\$000)
1945	1.4	5,993	2.9	490	8,660
1946	1.1	7,822	7.6	653	9,436
1947	8.9	5,775	10.1	969	13,441
1948	8.3	74	10.0	1,076	14,276
1949	21.9	112	8.7	1,218	13,867
1950	16.7	139	22.4	1,483	18,213
1951	19.1	352	15.7	1,895	20,825
1952	16.5	434	12.8	1,665	17,223
1953					
1st Quarter	3.9	41	4.0	460	5,165
2nd Quarter	8.6	114	5.3	586	5,799
3rd Quarter	9.7	253	6.2	455	5,407
4th Quarter	8.1	269	6.4	595	4,829
Total, 1953	30.3	677	21.9	2,096	21,200
1954					
1st Quarter	6.0	259	3.1	481	4,840
2nd Quarter	9.0	310	4.2	596	5,604
3rd Quarter	11.4	175	6.5	504	4,628
4th Quarter	10.8	186	5.3	692	5,048
Total, 1954	37.2	930	19.1	2,273	20,120

TABLE 45. IMPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954—*Concluded.*
(In Units Specified)

Period	Plumbing and Heating Equipment				Common Colourless Window Glass
	Warm Air Furnaces	Domestic Heating Boilers	Cast Iron Radiators	Electric Hot Water Tank Heaters ⁽¹⁾	
	Units	(\$000)	Sq. Ft.	Units	Millions of Sq. Ft.
1945	334	35	280	—	39.8
1946	1,542	133	7,595	—	43.7
1947	2,506	319	43,824	—	70.2
1948	7	16	0	3,214	96.3
1949	522	33	3,339	1,285	64.6
1950	1,035	54	19,754	2,687	68.5
1951	2,295	140	28,808	8,014	69.5
1952	3,681	318	196,863	14,534	36.2
1953					
1st Quarter	1,077	46	325	4,315	9.0
2nd Quarter	1,965	78	10,014	6,743	17.4
3rd Quarter	2,512	92	6,131	9,126	13.4
4th Quarter	2,971	111	44,174	11,057	14.3
Total, 1953	8,525	327	60,644	31,241	54.1
1954					
1st Quarter	1,241	33	7,310	7,300	8.1
2nd Quarter	5,083	142	21,242	11,413	13.2
3rd Quarter	10,031	227	9,480	16,069	11.4
4th Quarter	10,880	226	15,160	9,166	13.3
Total, 1954	27,235	628	53,192	43,948	46.0

(1) Data for the period 1945-1947 are not available.

**TABLE 46. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954.
(In Units Specified)**

Period	Lumber and Lumber Products				
	Sawn Lumber	Hardwood Flooring	Wood Fibre Insulating Board	Wood Shingles	Wood Laths
	Millions of Ft. B.M.	Thousands of Feet	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Thousands of Squares	Thousands of Laths
1945	2,000.5	544	45.3	1,651	25,981
1946	2,083.3	106	36.1	1,775	26,193
1947	2,735.0	50	51.1	2,051	41,700
1948	2,467.7	25	40.2	2,353	55,513
1949	2,188.7	611	30.4	2,121	77,157
1950	3,562.5	16,135	17.6	2,924	96,157
1951	3,433.1	6,140	55.1	2,589	73,941
1952	3,336.6	3,046	48.9	2,113	80,707
1953					
1st Quarter	753.2	1,069	12.9	496	13,072
2nd Quarter	889.0	1,101	14.7	547	24,703
3rd Quarter	879.8	1,110	11.9	528	40,532
4th Quarter	850.2	1,145	8.0	500	28,215
Total, 1953	3,372.2	4,425	47.5	2,071	106,522
1954					
1st Quarter	774.1	966	7.2	398	14,366
2nd Quarter	905.1	1,495	11.5	550	20,560
3rd Quarter	1,259.5	1,436	12.0	638	30,697
4th Quarter	1,105.0	1,886	14.5	720	28,151
Total, 1954	4,043.7	5,783	45.2	2,306	93,774

TABLE 46. EXPORTS OF SELECTED BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954—Concluded.
(In Units Specified)

Period	Cement	Building Brick	Gypsum Plaster	Paints, Pigments and Varnishes
	Thousands of Barrels of 350 lbs.	Millions of Bricks	Tons	(\$000)
1945	281.9	3.7	447	3,973
1946	114.4	6.1	969	4,407
1947	88.0	4.2	1,423	7,346
1948	73.0	4.9	744	6,235
1949	19.2	4.3	163	3,604
1950	23.9	2.8	102	4,025
1951	2.6	3.8	170	7,998
1952	4.3	3.3	326	3,773
1953				
1st Quarter	.9	.4	26	728
2nd Quarter	4.5	1.1	27	878
3rd Quarter	9.5	1.1	0	1,028
4th Quarter	1.9	1.0	35	940
Total, 1953	16.8	3.6	88	3,574
1954				
1st Quarter	.2	.5	25	780
2nd Quarter	12.5	1.1	61	1,042
3rd Quarter	90.9	1.5	58	889
4th Quarter	20.0	1.2	27	1,116
Total, 1954	123.6	4.3	171	3,827

**TABLE 47. PRODUCTION OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954.
(Thousands of Tons)**

Period	Structural Steel	Galvanized Sheets	Steel Pipe and Fittings	Wire Nails and Spikes	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings
1945	150.2	61.6	139.3	70.0	20.8	45.9
1946	115.5	56.1	96.3	58.9	25.1	65.2
1947	161.2	89.2	90.4	77.4	32.5	77.7
1948	172.9	99.1	102.6	86.8	45.7	93.4
1949	180.2	97.5	164.2	88.5	47.6	91.5
1950	158.0	99.1	152.1	85.3	53.3	87.5
1951	215.4	112.6	163.0	90.3	53.4	130.4
1952	176.7	111.5	138.8	81.7	42.0	83.5
1953						
1st Quarter	57.2	29.4	36.5	13.4	14.2	16.9
2nd Quarter	47.6	26.1	35.7	18.7	13.5	19.9
3rd Quarter	51.9	26.2	29.3	18.3	11.2	23.7
4th Quarter	55.3	27.2	32.1	20.1	12.1	29.3
Total, 1953	212.0	108.9	133.6	70.5	51.0	89.8
1954						
1st Quarter	(1)	26.2	24.4	16.3	14.0	21.7
2nd Quarter	(1)	28.6	28.5	21.7	16.3	27.5
3rd Quarter	(1)	25.1	35.0	20.0	14.4	28.4
4th Quarter	(1)	24.6	37.5	19.5	12.6	30.6
Total, 1954	(1)	104.5	125.4	77.5	57.3	108.2

(1) Not available.

**TABLE 48. SALES AND STOCK OF SELECTED IRON AND STEEL
BUILDING MATERIALS, CANADA, 1949 — DECEMBER, 1954.**
(Thousands of Tons)

Period	Steel Pipe and Fittings		Wire Nails and Spikes		Cast-Iron Soil Pipe and Fittings	
	Sales	Stocks at End of Period	Sales	Stocks at End of Period	Sales	Stocks at End of Period
1949	189.3	17.6	91.5	5.6	41.4	6.0
1950	209.3	22.4	84.5	9.4	48.8	4.6
1951	167.3	11.5	88.3	14.9	44.5	4.8
1952	140.0	8.6	78.8	15.1	41.4	4.2
1953						
1st Quarter	35.3	10.6	13.2	15.3	8.2	8.1
2nd Quarter	32.5	13.5	20.9	13.1	10.0	10.0
3rd Quarter	31.8	10.4	20.0	11.4	14.2	6.8
4th Quarter	29.6	13.0	16.8	14.7	11.9	6.8
Total, 1953	129.2	—	70.9	—	44.3	—
1954						
1st Quarter	23.1	14.4	14.2	16.8	7.4	18.3
2nd Quarter	29.3	10.8	22.6	15.9	14.2	10.4
3rd Quarter	37.3	5.3	22.6	13.3	15.5	7.6
4th Quarter	32.8	8.8	15.1	17.7	12.0	6.9
Total, 1954	122.5	—	74.5	—	49.1	—

TABLE 49. IMPORTS AND EXPORTS OF SELECTED IRON AND STEEL BUILDING MATERIALS,
CANADA, 1945 — DECEMBER, 1954.
(In Units Specified)

Period	Imports				Exports			
	Structural Steel	Wire Nails	Galvanized Sheets	Skelp	Structural Steel	Wire Nails and Spikes	Cast-Iron Soil Pipe	Steel Pipe ⁽¹⁾ and Tubing
	Thousands of Tons	Tons	Tons	Tons	Thousands of Tons	Tons	Tons	Tons
1945	68.8	71	22,963	129,982	9.3	813.6	506	—
1946	99.5	680	15,331	54,385	7.8	1,270.5	157	3,158
1947	183.2	4,146	7,895	60,190	4.4	31.9	207	184
1948	194.3	6,315	7,047	60,783	10.5	1,854.1	658	2,812
1949	198.1	13,305	15,268	140,897	10.3	494.8	998	16,806
1950	170.4	3,471	7,110	167,114	2.2	2.4	1,366	5,853
1951	328.7	10,101	7,774	147,290	3.3	36.8	937	1,679
1952	237.9	5,351	6,609	137,689	6.6	114.2	1,228	1,130
1953								
1st Quarter	51.2	723	2,388	23,948	2.0	0	131	30
2nd Quarter	65.3	853	2,681	37,986	1.6	3.1	46	33
3rd Quarter	72.7	1,273	2,212	18,628	.3	4.0	81	3
4th Quarter	76.1	1,758	1,972	33,197	.9	.5	158	—
Total, 1953	265.3	4,607	9,253	113,759	4.8	7.6	416	66
1954								
1st Quarter	96.5	1,213	2,047	15,398	.3	.1	36	—
2nd Quarter	72.9	2,817	1,430	8,737	.2	.3	28	7
3rd Quarter	67.1	2,110	1,064	14,482	.1	2.7	51	34
4th Quarter	79.7	796	1,352	20,220	.4	15.2	38	267
Total, 1954	316.2	6,936	5,893	58,837	1.0	18.3	153	308

(1) Data for 1945 are not available.

**TABLE 50. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING
MATERIAL INDUSTRY, CANADA⁽¹⁾**
1946 — DECEMBER, 1954.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946	84,203	2,704	32.11
1947	97,787	3,439	36.09
1948	104,916	4,165	39.69
1949	109,401	4,726	43.32
1950	114,379	5,253	45.84
1951	121,599	6,232	51.25
1952	114,713	6,442	56.05
1953			
January	116,419	6,177	53.06
February	116,260	6,877	59.15
March	117,398	6,925	58.99
April	118,465	6,976	58.89
May	120,507	7,162	59.43
June	124,304	7,399	59.52
July	128,278	7,550	58.86
August	129,052	7,628	59.11
September	130,493	7,813	59.87
October	129,023	7,828	60.67
November	122,414	7,432	60.71
December	118,215	7,193	60.85
Annual Average, 1953	122,569	7,247	59.13
1954			
January	113,563	6,462	56.90
February	113,797	6,738	59.21
March	114,885	7,059	61.44
April	115,537	7,088	61.34
May	116,136	7,175	61.78
June	122,640	7,345	59.89
July	129,462	7,837	60.53
August	131,107	7,945	60.60
September ⁽²⁾	129,388	7,971	61.61
October	130,367	8,014	61.47
November	123,094	7,850	63.77
December	118,908	7,473	62.85
Annual Average, 1954	121,574	7,413	60.98

(1) As reported by employers with 15 or more employees.

(2) Revised.

**TABLE 51. NON-SEASONAL LAYOFFS IN THE BUILDING MATERIAL INDUSTRY,
NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
BY REASON FOR LAYOFF, CANADA,
MARCH, 1948 — DECEMBER, 1954.**

Period	Number of Estab- lishments	Number of Employees	Number of Employees by Reason for Layoff		
			Lack of Orders	Lack of Material	Other ⁽¹⁾
1948	68	6,842	1,678	933	4,231
1949	69	3,644	2,339	296	1,009
1950	57	3,355	1,343	800	1,212
1951	58	2,847	935	957	955
1952	56	3,111	2,089	159	863
1953					
1st Quarter	5	334	239	95	—
2nd Quarter	6	183	78	50	55
3rd Quarter	13	638	405	50	183
4th Quarter	25	2,017	974	32	1,011
Total, 1953	49	3,172	1,696	227	1,249
1954					
1st Quarter	19	1,370	260	400	710
2nd Quarter	21	1,099	128	250	721
3rd Quarter	11	471	55	10	406
4th Quarter	29	2,639	633	85	1,921
Total, 1954	80	5,579	1,076	745	3,758

(1) See p. 111.

**TABLE 52. STRIKES AND LOCKOUTS IN THE BUILDING MATERIAL INDUSTRY,
CANADA, 1945 — DECEMBER, 1954.**

Period	Building Material Industry		
	Number ⁽¹⁾ of Strikes	Number ⁽¹⁾ of Workers	Time Lost in ⁽²⁾ Working Days
1945	17	2,687	10,703
1946	23	39,684	1,452,840
1947	25	3,037	58,049
1948	11	1,187	7,405
1949	10	890	11,420
1950	19	7,295	69,344
1951	23	1,705	19,081
1952	17	2,652	25,452
1953			
1st Quarter	—	—	—
2nd Quarter	3	194	3,450
3rd Quarter	4	1,892	9,385
4th Quarter	3	967	6,120
Total, 1953	10	3,053	18,955
1954			
1st Quarter	1	406	900
2nd Quarter	6	129	1,506
3rd Quarter	2	1,066	4,300
4th Quarter	1	736	5,150
Total, 1954	10	2,337	11,856

(1) Data relate to strike and lockouts commencing during the period.

(2) Data relate to new strikes and lockouts and to those already in existence.

Section 5. Building Labour

TABLE 53. EMPLOYMENT,⁽¹⁾ UNEMPLOYMENT, AND THE LABOUR FORCE BY INDUSTRY,
CONSTRUCTION, NON-AGRICULTURAL AND ALL INDUSTRIES, CANADA,
1945—DECEMBER, 1954.
(In Thousands)

Period	Persons Employed			Persons Unemployed			Labour Force		
	Construction		Non-Agricultural Industries	Construction ⁽³⁾ Industry	Non-Agricultural Industries	All Industries	Construction Industry	Non-Agricultural Industries	All Industries
	Occupation	Industry							
1945	—	145	3,277	—	70	72	—	3,347	4,483
1946	—	241	3,438	8	113	125	249	3,551	4,824
1947	—	254	3,660	8	87	91	262	3,747	4,914
1948	259	293	3,738	9	104	81	302	3,842	4,996
1949	347	348	3,860	18	136	101	366	3,996	5,071
1950	337	338	3,993	30	137	139	368	4,130	5,182
1951	325	352	4,175	19	82	83	371	4,257	5,255
1952	313	344	4,283	30	130	134	374	4,413	5,301
1953									
March	276	284	4,221	39	168	172	323	4,389	5,192
June	330	373	4,397	16	89	90	389	4,486	5,387
September	340	387	4,416	15	83	84	402	4,449	5,398
December	288	330	4,323	50	183	190	380	4,506	5,275
Annual Average	310	348	4,341	29	132	136	377	4,468	5,325
1954									
March	239	268	4,134	85	311	318	353	4,445	5,236
June	312	372	4,380	32	180	185	401	4,560	5,462
July	331	380	4,375	30	167	172	410	4,542	5,556
August	325	388	4,383	27	172	174	415	4,555	5,569
September	307	364	4,389	28	162	167	392	4,551	5,483
October	308	362	4,351	27	174	179	389	4,575	5,461
November	296	360	4,365	43	207	214	403	4,572	5,417
December	277	334	4,367	54	239	247	388	4,606	5,414
Annual Average	295	331	4,295	51	224	231	382	4,519	5,393

(1) Data for the period 1945-1951 relate to week ending nearest June 1 (see p. 112).

(2) Not available prior to August, 1947.

(3) Not available prior to 1946.

**TABLE 54. EMPLOYMENT IN THE CONSTRUCTION INDUSTRY,
PERCENTAGE DISTRIBUTION OF CONSTRUCTION WORKERS,
BY NUMBER OF HOURS WORKED PER WEEK, CANADA,
MARCH, 1949 — DECEMBER, 1954.**

Week Ending	Percentage of Workers, by Number of Hours Worked per Week					Average Number of Hours Worked ⁽¹⁾	Total Number of Hours Worked per Week (000)
	Less than 15	15-34	35-44	45-54	More than 54		
1949	4.7	5.9	42.8	37.0	9.6	43	13,674
1950	5.8	7.6	46.8	32.3	7.2	41	13,694
1951	5.9	7.8	47.3	30.2	8.7	41	14,355
1952	7.7	7.4	49.1	27.8	8.2	40	13,867
1953							
March 21	9.2	6.3	57.4	22.9	4.2	39	10,936
June 20	2.4	5.4	53.3	28.7	10.2	43	15,954
September 19	2.8	5.2	52.0	29.7	10.3	43	16,541
December 12	5.5	10.9	57.0	21.5	5.2	39	13,000
Annual Average	5.0	6.8	54.9	25.8	7.5	41	14,108
1954							
January 23	13.0	8.0	52.3	22.5	4.2	37	9,595
February 20	5.0	9.1	56.9	20.8	4.2	38	9,851
March 20	7.1	6.4	59.7	21.3	5.5	39	10,538
April 17	5.6	47.5	30.7	12.3	3.9	34	9,737
May 22	3.5	6.6	57.6	24.8	7.5	41	13,828
June 19	3.2	6.7	57.5	23.9	8.7	42	15,440
July 24	4.4	6.0	55.7	25.3	8.6	41	15,702
August 21	4.9	5.9	52.8	26.6	9.8	41	16,069
September 18	5.5	8.0	53.6	24.7	8.2	41	14,745
October 23	5.0	6.0	52.2	27.4	9.4	41	14,985
November 20	4.4	7.5	56.7	23.9	7.5	41	14,670
December 12	5.7	10.8	57.8	21.0	4.8	39	13,094
Annual Average	5.6	10.7	53.6	22.9	7.9	40	13,188

(1) For qualitative note see p. 112.

**TABLE 55. EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY
AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON-AGRICULTURAL
INDUSTRIES, CANADA,⁽¹⁾ 1945 -- DECEMBER, 1954.**

Period	Building Industry			Indexes of Employment (1949 = 100)	
	Number of Persons ⁽²⁾ Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non- Agricultural Industries
1945	44,932	1,533	34.03	43.7	88.8
1946	65,386	2,230	33.97	62.6	88.2
1947	88,124	3,322	37.41	81.9	95.7
1948	100,726	4,192	41.41	91.4	99.7
1949	115,453	5,133	44.37	100.0	100.0
1950	121,661	5,653	46.33	104.7	101.5
1951	134,147	7,077	52.76	116.0	108.8
1952	143,796	8,619	59.94	127.1	111.6
1953					
January	136,222	7,331	53.82	118.8	113.0
February	128,781	8,216	63.80	111.2	110.3
March	125,331	8,201	65.44	105.1	110.0
April	125,922	8,158	64.78	106.0	110.0
May	133,793	8,737	65.31	114.0	110.9
June	142,768	9,365	65.59	122.9	112.4
July	150,674	9,809	65.10	138.1	114.9
August	159,107	10,397	65.35	147.0	115.6
September	175,613	11,761	66.97	150.7	116.6
October	172,172	11,836	68.74	148.1	116.9
November	166,349	11,193	67.29	142.9	115.9
December	155,867	10,392	66.67	133.3	114.1
Annual Average	150,467	9,616	64.90	128.2	113.4
1954					
January	142,647	8,347	58.52	114.3	109.9
February	127,089	8,346	65.67	101.8	107.0
March	122,803	8,388	68.30	99.7	106.6
April	122,108	8,220	67.21	99.7	105.6
May	130,098	8,657	66.55	105.9	106.2
June	140,768	8,972	63.74	114.4	109.0
July ⁽³⁾	149,085	9,864	66.16	121.8	111.7
August ⁽³⁾	155,893	10,447	67.00	121.3	112.3
September ⁽³⁾	158,039	10,385	65.71	130.4	112.9
October	159,124	10,547	66.28	129.2	113.4
November	154,168	10,258	66.54	125.0	113.0
December	148,767	9,859	66.27	120.6	112.1
Annual Average	142,549	9,358	65.66	115.3	110.0

(1) As reported by employers with 15 or more employees.

(2) Data for the period 1945-1952 represent annual averages.

(3) Revised.

**TABLE 56. NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL
NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,⁽¹⁾
1945 — DECEMBER, 1954.**

Period	Number of ⁽²⁾ Hourly Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (000)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	41.6	1,364	79.4	32.68
1946	52,899	40.4	2,057	82.7	32.28
1947	72,738	40.5	2,867	91.4	35.67
1948	82,341	40.8	3,296	101.6	40.26
1949	93,756	40.1	3,764	107.9	43.27
1950	98,507	39.6	3,907	113.3	44.85
1951	110,188	39.6	4,364	127.1	50.27
1952	119,225	40.9	4,859	142.8	58.50
1953					
January	108,377	33.0	3,575	150.0	49.50
February	104,013	40.6	4,229	153.9	62.48
March	100,652	41.2	4,146	155.9	64.23
April	101,943	40.4	4,120	156.8	63.35
May	110,011	40.8	4,486	157.2	64.06
June	119,458	41.7	4,981	156.1	65.09
July	127,132	41.5	5,276	155.7	64.62
August	136,043	41.9	5,706	156.0	65.36
September	139,784	42.2	5,892	157.5	66.47
October	136,539	42.6	5,814	160.7	68.46
November	130,925	41.4	5,417	160.7	66.53
December	121,601	40.8	4,963	161.3	65.81
Annual Average	119,707	40.7	4,883	156.8	63.82
1954					
January	102,138	33.7	3,443	163.3	55.03
February	90,972	38.5	3,504	165.1	63.56
March	88,654	40.1	3,559	166.0	66.57
April	91,901	39.9	3,667	164.0	65.44
May	98,695	39.6	3,912	163.3	64.67
June	107,005	38.1	4,080	161.5	61.53
July	114,290	40.7	4,651	159.2	64.79
August	116,949	42.0	4,912	156.9	65.90
September	118,600	41.5	4,922	155.5	64.53
October	118,331	41.6	4,922	156.1	64.94
November	115,587	41.6	4,808	157.1	65.35
December ⁽³⁾	110,022	40.6	4,467	159.4	64.72
Annual Average	106,093	39.83	4,237	160.6	63.92

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour.

(3) Preliminary.

**TABLE 57. LABOUR INCOME IN THE CONSTRUCTION INDUSTRY
AND TOTAL LABOUR INCOME, CANADA,⁽¹⁾
1945 — DECEMBER, 1954.**

Period	Construction Labour Income (\$ Millions)		Total Labour Income (\$ Millions)	
	Current Dollars	1949 Dollars	Current Dollars	1949 Dollars
1945	225	300	4,953	6,604
1946	297	383	5,323	6,868
1947	405	478	6,221	7,336
1948	491	506	7,170	7,392
1949	558	558	7,761	7,761
1950	565	549	8,311	8,077
1951	622	545	9,676	8,518
1952	751	647	10,743	9,228
1953				
1st Quarter	171	149	2,772	2,403
2nd Quarter	207	181	2,897	2,527
3rd Quarter	239	207	2,991	2,583
4th Quarter	228	196	2,993	2,576
Total, 1953	845	733	11,653	10,089
1954				
January	56	48	945	817
February	228	196	950	821
March	54	47	943	816
1st Quarter	164	142	2,838	2,454
April	59	51	954	825
May	67	58	975	844
June	70	60	1,000	861
2nd Quarter	196	169	2,929	2,530
July	77	66	1,010	869
August	76	65	1,014	867
September	78	67	1,030	881
3rd Quarter	221	198	3,054	2,617
October	82	70	1,036	887
November	77	66	1,028	880
December	71	61	1,025	879
3rd Quarter	230	197	3,089	2,646
Total, 1954	821	706	11,910	10,247

(1) Includes Newfoundland from 1949.

**TABLE 58. UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,
1949 — DECEMBER, 1954.**

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1949	223	564	542	10,049	206	2,413	181	122	137	917	128	1,269	1,417	15,334	940	10,096	2,357	25,430
1950	238	789	479	13,772	161	3,021	109	140	137	1,207	131	1,908	1,255	20,837	1,368	12,848	2,623	33,685
1951	160	802	877	11,484	185	2,730	39	349	150	1,902	214	1,550	1,625	17,817	1,832	10,309	3,457	28,126
1952	210	1,417	702	14,935	139	3,342	48	544	205	1,164	315	1,951	1,619	23,353	1,377	14,923	2,996	38,276
1953																		
March	92	2,633	488	31,815	151	5,017	18	771	273	2,023	167	5,119	1,189	47,378	767	35,103	1,956	82,481
June	200	517	754	6,417	277	822	61	162	180	851	448	1,223	1,920	9,992	1,651	10,840	3,571	20,832
September	335	286	699	4,897	144	1,398	128	65	242	600	182	906	1,730	8,152	2,147	10,000	3,877	18,152
December	90	2,521	89	30,169	47	7,528	15	801	75	2,011	195	8,658	511	51,688	147	62,065	658	113,753
Annual Average	192	1,406	442	16,748	150	3,418	52	416	192	1,227	240	3,272	1,268	26,487	1,142	24,489	2,410	50,976
1954																		
January	39	4,439	131	42,787	54	9,063	5	1,317	65	3,025	155	11,553	449	72,184	285	82,186	734	154,370
February	61	4,644	167	41,548	51	8,626	12	1,262	82	3,577	143	11,794	516	74,451	303	84,222	819	158,673
March	82	3,949	146	41,748	62	6,884	17	1,289	74	3,763	137	11,571	518	69,204	278	82,040	796	151,244
April	100	2,676	268	31,625	164	4,682	43	992	58	3,386	288	9,476	921	52,837	1,007	60,686	1,928	113,523
May	86	1,341	394	15,951	229	1,789	64	442	87	2,416	285	5,877	1,145	27,816	813	31,787	1,958	59,603
June	185	932	364	11,454	149	1,371	81	287	82	1,982	260	5,043	1,121	21,069	762	26,216	1,883	47,285
July	196	623	349	8,512	140	1,380	89	173	86	1,531	221	3,828	1,081	16,047	634	20,452	1,715	36,499
August	203	590	351	7,326	108	1,522	69	113	122	1,381	314	3,439	1,167	14,371	825	18,590	1,992	32,961
September	176	504	293	7,376	94	1,967	68	162	143	1,327	270	3,520	1,044	14,856	876	17,835	1,920	32,691
October	158	605	253	8,967	50	3,050	65	320	83	1,432	232	4,623	841	18,997	558	21,455	1,399	40,452
November	67	1,114	154	15,950	31	5,506	16	524	115	1,516	113	6,099	496	30,709	312	38,620	808	69,329
December	43	3,355	55	29,605	13	7,878	3	961	42	2,213	73	9,898	229	53,910	169	63,659	398	117,569
Annual Average	116	2,064	244	22,154	95	4,477	44	654	87	2,296	208	7,227	794	38,872	569	45,646	1,363	84,518

(1) Data for period 1949-1952 are annual averages.

TABLE 59. APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING⁽¹⁾
AND GRADUATES, CANADA, 1949 — DECEMBER, 1954.

Period	Bricklaying		Carpentry		Painting and Decorating		Plastering		Plumbing and Steamfitting		Electrical		Sheet Metal		All Trades	
	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates	Number in Training	Graduates
1949	573	300	1,365	557	230	108	245	98	1,704	573	1,336	495	571	192	6,024	2,323
1950	369	124	1,043	260	165	45	252	70	1,607	523	1,273	357	512	136	5,221	1,515
1951	347	93	967	233	171	28	270	59	1,578	324	1,358	349	504	112	5,285	1,198
1952	321	69	946	215	156	35	264	66	1,647	276	1,494	289	589	113	5,417	1,063
1953																
1st Quarter	371	14	944	37	162	8	227	26	1,767	63	1,628	78	627	20	5,726	246
2nd Quarter	328	18	947	57	169	6	217	15	1,741	93	1,686	62	648	21	5,736	272
3rd Quarter	356	19	983	64	184	12	213	23	1,635	132	1,731	101	639	45	5,741	396
4th Quarter	339	13	974	26	159	3	204	8	1,227	37	1,740	59	540	13	5,183	159
Total, 1953	—	64	—	184	—	29	—	72	—	325	—	300	—	99	—	1,073
1954																
1st Quarter ⁽²⁾	375	22	1,024	45	214	7	241	19	1,563	89	1,891	91	709	27	6,017	300
2nd Quarter ⁽²⁾	354	7	1,012	32	192	7	230	5	1,976	97	1,941	59	743	23	6,448	230
3rd Quarter	388	22	1,017	101	195	12	238	19	1,989	102	2,002	118	768	41	6,597	415
4th Quarter	385	17	998	29	187	10	226	16	1,970	83	1,970	66	753	23	6,489	244
Total, 1954	—	68	—	207	—	36	—	59	—	371	—	334	—	114	—	1,189

(1) At beginning of period.
(2) Revised.

TABLE 60. IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE,
CANADA, 1945—DECEMBER, 1954.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Other Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947	164	778	241	55	164	653	141	2,196	671	2,867
1948	454	1,281	348	122	234	827	161	3,427	3,075	6,502
1949	413	809	225	76	141	581	72	2,317	969	3,286
1950	303	639	174	37	98	369	40	1,660	448	2,108
1951	1,949	3,087	956	170	662	2,450	300	9,574	973	10,547
1952	1,191	2,217	751	136	404	1,145	201	6,045	986	7,031
1953										
1st Quarter	103	221	98	19	63	146	38	688	193	881
2nd Quarter	378	923	363	59	214	498	116	2,551	411	2,962
3rd Quarter	378	749	249	47	179	522	64	2,188	102	2,290
4th Quarter	292	483	181	46	89	302	64	1,457	113	1,570
Total, 1953	1,151	2,376	891	171	545	1,468	282	6,884	819	7,703
1954										
1st Quarter	243	464	159	27	123	270	55	1,341	83	1,424
2nd Quarter	704	1,279	517	103	278	712	109	3,702	208	3,910
3rd Quarter	662	870	325	47	197	553	66	2,720	88	2,808
4th Quarter	155	240	73	13	52	139	31	703	32	735
Total, 1954	1,764	2,853	1,074	190	650	1,674	261	8,466	411	8,477

TABLE 61. STRIKES AND LOCKOUTS IN THE BUILDING INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945 — DECEMBER, 1954.

Period	The Building Industry			All Industries		
	Number ⁽¹⁾ of Strikes	Number ⁽¹⁾ of Workers	Time Lost ⁽²⁾ in Working Days	Number ⁽¹⁾ of Strikes	Number ⁽¹⁾ of Workers	Time Lost ⁽²⁾ in Working Days
1945	5	325	2,848	197	96,068	1,457,420
1946	12	892	6,535	228	139,474	4,516,393
1947	32	6,057	44,262	236	104,120	2,397,340
1948	18	3,322	39,546	154	42,820	885,793
1949	13	3,602	41,120	137	51,437	1,063,667
1950	12	2,258	28,836	161	192,153	1,389,039
1951	31	7,260	63,569	373	128,620	901,739
1952	51	29,687	343,866	222	120,818	2,879,955
1953						
1st Quarter	4	1,137	2,247	38	9,108	87,845
2nd Quarter	5	1,176	1,859	47	10,339	122,593
3rd Quarter	7	1,123	9,132	46	22,016	292,377
4th Quarter	3	1,222	6,270	35	12,928	820,114
Total, 1953	19	4,658	19,508	166	54,391	1,322,929
1954						
1st Quarter	4	509	3,775	43	12,475	223,184
2nd Quarter	6	606	7,665	51	12,775	141,786
3rd Quarter	8	5,523	67,874	37	14,214	229,903
4th Quarter	9	6,033	24,414	37	22,013	877,287
Total, 1954	27	12,671	103,728	168	61,477	1,472,160

(1) Data relate to strikes and lockouts commencing during the period.

(2) Data relate to new strikes and lockouts and to those already in existence.

TABLE 62. INDEXES OF RESIDENTIAL BUILDING MATERIAL PRICES AND COMPOSITE INDEXES OF CONSTRUCTION MATERIAL PRICES, CANADA, 1945 — DECEMBER, 1954.
(1949=100)

Period	Lumber and its Products	Cement Gravel and Sand	Brick, Tile and Stone	Paint and Glass	Lath, Plaster and Insulation Materials	Roofing Materials	Plumbing and Heating Equipment	Electrical Equipment and Fixtures	Other Materials	Composite Index Residential Building Materials	Non-Residential Building Materials
1945	59.4	80.4	77.1	79.2	88.7	71.1	67.8	64.2	67.5	65.0	71.4
1946	62.7	80.3	80.1	80.3	88.2	76.7	70.6	67.4	72.4	67.8	75.0
1947	75.1	86.4	88.3	94.4	90.9	90.4	80.5	85.0	79.1	79.1	84.5
1948	94.9	96.3	94.8	101.9	98.8	105.8	93.4	97.9	92.9	95.4	95.9
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	108.4	103.4	108.5	97.3	98.8	123.6	101.7	106.4	103.7	106.4	105.0
1951	131.9	110.9	119.7	110.1	106.9	123.8	116.5	122.3	121.8	125.5	118.6
1952	129.1	117.7	129.3	108.5	108.8	114.3	119.6	122.3	129.5	124.9	123.2
1953											
1st Quarter	127.7	119.8	133.5	108.9	109.3	113.9	118.0	123.0	131.0	124.6	124.7
2nd Quarter	127.7	119.4	137.0	110.2	109.3	114.4	118.2	122.6	131.0	124.7	124.7
July	128.2	119.4	137.4	113.5	109.1	115.3	117.3	121.0	131.0	124.6	124.7
August	128.1	119.3	137.4	113.9	108.1	115.3	116.8	121.1	131.0	124.4	124.5
September	127.0	119.4	137.4	114.3	108.1	115.3	112.9	121.1	131.9	123.2	123.6
October	126.2	119.4	137.4	114.5	108.1	115.3	112.9	128.1	132.2	122.9	123.8
November	125.9	119.4	137.4	114.5	108.1	115.3	112.9	120.1	132.2	122.5	123.7
December	124.9	120.1	137.4	114.9	108.0	114.0	113.0	120.0	132.1	122.0	123.6
Annual Average	127.2	119.6	136.3	111.9	109.1	114.6	116.2	122.4	131.4	123.9	124.4
1954											
1st Quarter	123.8	120.6	137.4	114.9	108.4	116.3	113.0	118.9	130.6	121.3	123.1
2nd Quarter	123.6	119.1	137.4	115.1	109.2	117.9	112.5	120.8	129.7	121.3	121.6
July	124.9	118.9	137.4	116.6	109.2	122.4	111.4	121.1	130.0	122.0	121.2
August	124.9	118.9	137.4	117.4	109.2	122.4	111.4	118.6	128.5	121.9	120.2
September	124.9	118.9	137.4	117.4	109.2	125.7	112.7	118.6	128.9	122.2	120.4
October	124.9	118.9	137.4	117.6	109.2	125.7	112.7	118.6	128.9	122.2	120.5
November	124.7	118.9	137.4	117.8	109.2	125.7	112.7	118.6	128.9	122.1	120.5
December	125.2	117.4	137.4	118.3	107.3	127.3	112.7	118.6	128.9	122.2	120.4
Annual Average	124.3	119.3	137.4	116.3	108.8	121.0	112.5	119.4	129.7	121.7	121.5

TABLE 63. INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADING AND IN ALL INDUSTRIES, CANADA, 1946—DECEMBER, 1954⁽¹⁾.
(1949=100)

Period	Bricklayers	Carpenters	Electricians	Painters	Plumbers	Sheet Metal Workers	Truck Drivers	Unskilled Construction Workers	All Construction Workers	Construction Workers (Including Holiday Pay Allowances)	All Industries (Including Holiday Pay Allowances)
1946	76.8	77.9	76.3	76.2	74.3	77.9	70.8	72.0	74.6	75.9	74.8
1947	84.6	85.5	83.4	81.8	80.4	84.8	84.2	83.7	84.0	83.8	85.0
1948	93.1	96.0	94.8	94.4	92.7	95.9	93.7	93.0	94.2	94.0	95.8
1949	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1950	102.8	106.3	106.8	103.1	103.9	107.0	104.2	104.0	104.8	105.3	103.8
1951	113.9	119.9	118.0	116.1	114.5	118.3	116.0	119.1	118.6	119.2	114.7
1952	121.1	129.6	129.0	126.6	122.1	129.5	125.5	129.6	128.6	129.5	128.2
1953											
1st Quarter	122.8	128.6	129.3	126.8	124.4	129.6	127.1	129.7	128.7	129.6	
2nd Quarter	125.3	130.9	131.0	128.5	126.4	130.8	128.2	130.4	130.1	130.9	
July	125.9	133.0	133.3	130.4	128.0	132.1	130.8	133.3	132.4	133.4	
August	126.0	133.3	133.8	130.7	128.3	132.1	131.1	133.5	132.7	133.7	
September	126.4	134.6	135.6	131.4	130.7	135.4	132.6	135.2	134.2	135.2	
October	127.0	136.3	135.6	133.2	130.9	137.5	135.1	137.8	136.2	137.2	134.8
November	127.0	136.3	135.6	133.4	130.9	137.9	135.1	137.8	136.3	137.3	
December	127.3	136.9	135.7	133.4	131.0	137.9	135.2	138.3	136.6	137.6	
Annual Average	125.3	132.4	132.5	129.9	127.9	132.8	130.5	133.0	132.0	133.0	
1954											
1st Quarter	127.5	136.9	135.8	133.5	131.2	138.2	135.6	138.5	136.8	137.8	
2nd Quarter	128.0	134.1	136.0	134.7	132.0	135.7	136.2	139.4	137.6	138.6	
July	128.4	138.1	136.7	136.2	132.7	139.8	136.8	140.6	138.5	139.6	
August	128.7	138.2	136.9	136.2	133.0	139.9	136.8	140.6	138.6	139.7	
September	128.7	138.2	137.1	136.2	133.1	140.4	136.8	140.8	138.7	139.8	
October	128.7	138.2	137.1	136.2	133.2	140.7	136.9	140.8	138.7	139.8	(*)
November	129.3	139.1	138.7	136.7	133.4	140.7	137.0	140.8	139.1	140.2	
December	129.5	139.1	139.3	136.7	133.9	142.0	137.2	141.0	139.3	140.4	
Annual Average	128.3	137.8	136.8	135.2	132.4	139.6	136.4	139.9	138.0	139.0	

(1) Data for 1946-1952 relate to the month of October in each year.

(2) Data for intervening months not available.

(3) Not yet available.

(4) Revised.

TABLE 64. COMPOSITE INDEXES OF WAGE RATES AND MATERIAL PRICES IN THE CONSTRUCTION INDUSTRY WITH WHOLESALE PRICES OF ALL COMMODITIES, 1945⁽¹⁾ — DECEMBER, 1954.
(1949=100)

Period	Residential Building Materials	Non-Residential Building Materials	All Construction ⁽²⁾ Workers Including Holiday Pay Allowances	Residential ⁽²⁾ Building Materials and Wage Rates	Non-Residential ⁽²⁾ Building Materials and Wage Rates	Wholesale Prices of All Commodities
1945						
1946	65.0	71.4	71.5	67.4	71.4	66.6
1947	67.8	75.0	75.9	70.8	75.3	70.0
1948	79.1	84.5	83.8	80.9	84.3	82.3
1949	95.4	95.9	94.0	94.9	95.2	97.5
1950	100.0	100.0	100.0	100.0	100.0	100.0
1951	105.0	106.4	105.3	106.0	105.1	106.5
1952	125.5	118.6	119.2	123.1	118.8	121.1
	124.9	123.2	129.5	126.6	125.4	114.0
1953						
1st Quarter	124.6	124.7	129.6	126.5	126.4	111.7
2nd Quarter	124.7	124.7	130.9	127.0	126.9	111.2
July	124.6	124.7	133.4	127.9	127.7	111.6
August	124.4	124.5	133.7	127.9	127.7	112.2
September	123.2	123.6	135.2	127.7	127.7	111.7
October	122.9	123.8	137.2	128.3	128.5	111.3
November	122.5	123.7	137.3	128.1	128.5	110.4
December	122.0	123.6	137.6	127.9	128.5	110.5
Annual Average	123.9	124.4	133.0	127.3	127.4	111.8
1954						
1st Quarter	121.3	123.7	137.8	127.5	128.2	110.6
2nd Quarter	121.3	121.6	138.6	127.8	127.6	109.9
July	122.0	121.2	139.6	128.6	127.6	109.6
August	121.9	120.2	139.7	128.6	127.0	108.8
September	122.2	120.4	139.8	128.8	127.2	108.6
October	122.2	120.5	139.8	128.8	127.3	108.3
November	122.1	120.5	140.2	128.9	127.4	108.3
December	122.2	120.4	140.4	129.0	127.4	108.6
Annual Average	121.7	121.5	139.0	128.2	127.6	109.5

(1) Data for 1946-1952 relate to the month of October in each year.

(2) Revised.

**TABLE 65. CONSUMER PRICE INDEX WITH SUB-INDEXES OF RENT,
HOME OWNERSHIP AND SHELTER COST, CANADA, 1945 – DECEMBER, 1954.**
(1949=100)

Period	Rent	Home ⁽¹⁾ Ownership	Shelter Cost	Total Consumers' Price Index
1945	91.1	—	91.4	75.0
1946	91.6	—	91.8	77.5
1947	94.9	—	95.1	84.8
1948	98.1	—	98.3	97.0
1949	100.0	100.0	100.0	100.0
1950	108.2	103.6	106.2	102.9
1951	114.5	114.4	114.4	113.7
1952	120.9	119.3	120.2	116.5
1953				
January	123.5	120.7	122.3	115.7
February	123.8	120.7	122.5	115.5
March	123.9	120.6	122.5	114.8
April	124.2	120.6	122.7	114.6
May	124.3	121.0	122.9	114.4
June	125.5	121.0	123.6	114.9
July	125.9	121.3	123.9	115.4
August	126.2	121.4	124.1	115.7
September	126.3	121.5	124.2	116.2
October	126.9	121.4	124.5	116.7
November	127.2	122.0	125.0	116.2
December	127.7	122.0	125.2	115.8
Annual Average	125.5	121.2	123.6	115.5
1954				
January	128.0	121.9	125.4	115.7
February	128.1	121.8	125.4	115.7
March	128.4	121.8	125.6	115.5
April	128.6	121.7	125.6	115.6
May	128.7	121.8	125.8	115.5
June	129.8	121.8	126.4	116.1
July	130.1	121.9	126.6	116.2
August	130.6	122.3	127.0	117.0
September	130.8	122.4	127.2	116.8
October	131.1	122.5	127.4	116.8
November	131.6	122.9	127.9	116.8
December	131.9	123.3	128.2	116.6
Annual Average	129.8	122.2	126.5	116.2

(1) Not available prior to 1949.

TABLE 66. ESTIMATED COST OF DWELLINGS FINANCED UNDER THE NATIONAL HOUSING ACTS BY TYPE OF DWELLING, CANADA, 1953 — DECEMBER, 1954.

Period and Type of Dwelling	Average Estimated Costs ⁽¹⁾				Average Finished Floor Area Sq. Ft.	Average Construction Cost Per Square Foot \$
	Land \$	Construction \$	Other \$	Total \$		
1953						
Single 1-Storey	1,178	10,034	453	11,665	1,061	9.45
Single 1½-Storey						
Finished	1,241	10,066	493	11,800	1,218	8.26
Unfinished	1,256	9,480	359	11,095	918 ⁽²⁾	6.61
Single 2-Storey	1,313	11,335	493	13,141	1,347	8.41
Apartment	531	6,963	589	8,083	861	8.09
Other	1,253	12,542	570	14,365	1,645	7.62
1954						
Single 1-Storey	1,671	10,377	257	12,305	1,080	9.61
Single 1½-Storey						
Finished	1,786	10,661	304	12,751	1,247	8.55
Unfinished	1,446	9,586	301	11,333	900	6.83
Single 2-Storey	1,839	12,320	315	14,474	1,378	8.94
Single Split Level	2,068	11,864	284	14,216	1,250	9.49
Apartment	699	6,779	586	8,064	826	8.21
Other	997	9,074	228	10,299	1,098	8.26

(1) Estimated by loan applicants.
(2) Total floor area including unfinished portion averaged 1,434 sq. ft. in 1953 and 1,403 in 1954.
(3) From April 1, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot, are not directly comparable between periods before and after April, 1954.

TABLE 67. ESTIMATED COST OF SINGLE 1-STORY DWELLINGS FINANCED UNDER
THE NATIONAL HOUSING ACTS BY TYPE OF COST,
CANADA, 1947 — DECEMBER, 1954.

Period	Average Estimated Costs ⁽¹⁾				Average Floor Area Sq. Ft.	Average Construction Cost Per Sq. Ft. \$
	Land \$	Construction \$	Other \$	Total \$		
1947	523	5,796	103	6,422	839	6.91
1948	570	6,685	124	7,379	877	7.62
1949	657	7,335	153	8,145	910	8.05
1950	835	8,171	209	9,215	974	8.39
1951	1,030	9,412	320	10,762	1,030	9.13
1952	1,179	9,641	374	11,194	1,024	9.41
1953						
1st Quarter	1,222	9,915	424	11,561	1,061	9.35
2nd Quarter	1,197	10,083	435	11,715	1,061	9.50
3rd Quarter	1,150	10,052	466	11,668	1,055	9.53
4th Quarter	1,155	10,031	483	11,669	1,070	9.38
Annual Average	1,178	10,034	453	11,665	1,061	9.45
1954						
1st Quarter	1,629	10,262	520	12,411	1,092	9.39
2nd Quarter ⁽²⁾	1,628	10,595	247	12,470	1,087	9.74
3rd Quarter ⁽²⁾	1,674	10,317	242	12,233	1,070	9.66
4th Quarter	1,738	10,311	189	12,238	1,082	9.53
Annual Average	1,671	10,377	278	12,326	1,080	9.61

(1) Estimated by loan applicants.

(2) From April, 1954, onwards the cost of oil burners is included in "Construction Costs"; prior to that date the cost of this equipment was included in "Other Costs". This change means that construction costs per square foot are not directly comparable between periods before and after April, 1954.

**TABLE 68. PERCENTAGE DISTRIBUTION OF NEW COMPLETED DWELLINGS
BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER
OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION,
CANADA, 1946 — DECEMBER, 1954.**

Period of Completion	Number of Months under Construction ⁽¹⁾					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11.0
1947	—	—	—	—	—	8.0
1948	20	32	27	12	9	6.5
1949	18	34	29	11	8	7.0
1950	17	37	26	10	10	7.2
1951	14	35	33	8	10	7.3
1952	17	38	25	9	11	7.3
1953						
January	16	52	21	4	7	6.5
February	13	47	25	7	8	7.1
March	6	48	30	12	4	7.1
April	7	47	31	12	3	7.0
May	8	36	36	12	8	8.1
June	16	28	38	9	9	7.4
July	31	27	22	13	7	6.4
August	27	40	13	11	9	6.4
September	28	53	10	6	3	5.2
October	24	58	10	4	4	5.3
November	21	56	16	3	4	5.7
December	26	53	15	2	4	5.4
Annual Average	19	45	22	8	6	6.3
1954						
January	12	50	28	2	8	6.7
February	9	52	27	6	6	6.9
March	5	56	29	7	3	6.5
April	5	45	31	14	5	7.3
May	14	32	35	13	6	7.2
June	24	24	30	12	10	7.3
July	33	27	20	13	7	6.6
August	32	37	11	12	8	5.9
September	32	48	6	8	6	5.5
October	30	50	9	5	6	5.4
November	28	48	12	3	9	6.2
December	22	53	18	2	5	5.5
Annual Average	21	43	21	8	7	6.3

(1) Not available for 1946 and 1947.

Section 7. Building Industry

TABLE 69. BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1954.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies ⁽¹⁾	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946	35	358	580	3	41	56	269	3,411	5,984
1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948	73	679	1,375	25	1,286	1,309	799	12,849	18,151
1949	68	1,158	1,775	55	2,550	3,281	1,045	18,616	27,058
1950	148	1,601	2,879	40	728	1,328	1,275	20,757	32,113
1951	138	1,352	2,685	28	2,078	2,767	1,349	19,294	32,739
1952	137	1,828	3,261	47	1,009	1,661	1,434	16,910	28,883
1953									
1st Quarter	39	327	868	9	378	533	373	3,814	6,395
2nd Quarter	30	521	948	7	96	223	342	4,469	8,122
3rd Quarter	38	393	813	9	295	442	375	5,197	8,303
4th Quarter	37	686	1,186	10	194	247	527	10,583	18,729
Total, 1953	144	1,927	3,815	35	963	1,445	1,617	24,063	41,549
1954 ⁽²⁾									
1st Quarter	45	730	1,389	11	209	301	602	8,323	14,040
2nd Quarter	34	333	1,054	21	354	532	531	8,006	12,621
3rd Quarter	33	2,223	2,701	9	183	267	441	7,582	11,293

(1) See p. 115.

(2) Preliminary.

TABLE 70. INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND EIGHTY-TWO INDUSTRIAL COMPANIES, CANADA, 1945 — DECEMBER, 1954.
(1939=100)

Period	Sixteen Building Material Companies	Eighty-two Industrial Companies
1945	118.0	102.7
1946	152.2	119.1
1947	139.9	108.9
1948	138.1	117.5
1949	145.8	113.1
1950	189.1	139.9
1951	277.3	188.6
1952	288.5	193.6
1953		
January	298.7	191.1
February	296.0	186.4
March	298.4	187.3
April	287.1	176.1
May	279.9	174.5
June	275.4	170.5
July	283.3	176.0
August	288.7	177.2
September	274.1	166.9
October	271.6	165.5
November	278.3	168.0
December	280.9	167.4
Annual Average	284.4	175.6
1954		
January	288.5	171.6
February	291.8	178.9
March	290.1	181.0
April	303.8	191.6
May	328.4	198.5
June	327.3	197.8
July	337.1	199.3
August	354.4	206.0
September	353.6	209.9
October	348.6	210.4
November	364.9	222.6
December	392.3	230.8
Annual Average	331.7	199.9

PART III— SOURCES AND EXPLANATORY NOTES

Sources and Explanatory Notes

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S." and "C.M.H.C." respectively.

Part I. Charts

FIGURE 1.—Chart based on data shown in Table 8.

FIGURE 2.—Chart based on data shown in Tables 1 and 36.

FIGURE 3.—Chart based on data shown in Tables 62-64.

Part II. Tabular Material

TABLE 1. Sources of data shown in Table 1 are as follows:

1945	<i>Housing Statistics</i> , 1946, D.B.S.
1946	Data for completions obtained from <i>Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947</i> , D.B.S. Data for units under construction at the end of 1946 obtained from <i>Housing Bulletin No. 1</i> , March 1948, D.B.S.
1947	Data for completions obtained from <i>Supplement to Housing Statistics</i> , 1947, D.B.S. Data for units under construction at the end of 1947 obtained from <i>Housing Bulletin No. 1</i> , March, 1948, D.B.S. Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.
1948-1949	Data obtained from monthly issues <i>Housing Bulletin</i> , D.B.S.
1950-1954	Data obtained from monthly issues <i>New Residential Construction</i> , D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948-1954 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 2. Actual data were obtained from the same sources as are shown for the material in Table 1. The seasonally adjusted series was prepared by the Economic Research Department, C.M.H.C., in the following manner:

A seasonally adjusted annual series was prepared for each region, Atlantic, Quebec, Ontario, prairies, and British Columbia. These series were added together to obtain figures for Canada. The regional seasonal indexes on which the series is based were calculated by the moving average method. Data for Newfoundland are included from 1949.

TABLE 3. The data on dwellings started in metropolitan areas and in other cities and towns with population of 5,000 and over are obtained by direct count by C.M.H.C. Dwellings started in other areas are estimates prepared by D.B.S. based on sample surveys. Sources of data are:

- 1947 Data compiled by the Economic Research Department, C.M.H.C., from figures supplied by the Public Finance Statistics Division, D.B.S.
- 1948-1949 Data obtained from monthly issues *Housing Bulletin*, D.B.S.
- 1950-1954 Data obtained from monthly issues *New Residential Construction*, D.B.S.

TABLE 4. Sources are the same as for Table 1.

TABLE 5. Data provided by courtesy of the Director, Special Surveys Division, D.B.S.

TABLE 6. Sources of data shown in Table 6 are as follows:

- 1947 Data obtained from *Supplement to Housing Statistics, 1947, Dwelling Units—Types of Buildings and Types of Construction for Individual Municipalities and Other Areas*, D.B.S.
- 1948-1954 Sources are the same as for Table 1.

TABLE 7. Data based on reports compiled by the Statistical Department, C.M.H.C.

TABLE 8. Data compiled by Economic Research Department, C.M.H.C. Publicly-initiated housing comprises starts under the Veterans' Rental Housing Program of C.M.H.C. and the Armed Service Married Quarters' Program of the Department of National Defence, the Federal-provincial housing projects and units built under the Capital Assistance provisions of the Department of Defence Production. A small number of dwellings built for employees of government departments are also included.

Privately-initiated housing with Federal Government assistance comprises starts of houses financed with loans under the National Housing Acts, the Farm Loan Act, 1927, and the Veterans' Land Act, 1942, and starts of houses financed with loans guaranteed under the Farm Improvement Loans Act, 1944 and the National Housing Acts.

As this tabulation covers new permanent houses only, Federal Government guarantees under the home extension provisions of the National Housing Act, financial assistance for Emergency Shelter units, and construction of temporary units by the Department of National Defence, are excluded.

TABLE 9. Data on Federal-provincial rental housing agreements, veterans' rental housing and armed service married quarters constructed by C.M.H.C. and Defence Construction (1951) Limited, are prepared by the Statistical and Accounting Departments of C.M.H.C. Data on armed service married quarters constructed by the Department of National Defence in the period 1949-1951 were prepared by the construction branches of that department. Information relating to housing for employees of Federal Government departments is estimated by the Economic Research Department, C.M.H.C., on the basis of information provided by the courtesy of the Department of Finance. Data on housing built under the capital assistance provisions of the Defence Production Act are provided by the Statistical Department, C.M.H.C.

TABLE 10. Data compiled by the Economic Research Department, C.M.H.C. from reports prepared by the Statistical Department, C.M.H.C.

TABLE 11. Data compiled by the Economic Research Department, C.M.H.C. from reports supplied by the Statistical Department and Public Housing Division, C.M.H.C.

The construction work involved in each project varies from one to another but in general a complete land assembly project includes surveying of roads and lots, installation of main and lateral sewers, water mains and hydrants, the ditching, grading, gravelling and surfacing of roads and driveways, the installation of street lights and filling and grading of grounds.

TABLE 12. Data are from records of Accounting Division, C.M.H.C.

TABLE 13. Data compiled by the Statistical Department and Accounting Division, C.M.H.C.

TABLE 14. Data for new residential construction, major improvements and alterations, repair and maintenance for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 64 and 77 on pages 252 and 281. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for

1953-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

New residential construction initiated by government enterprises includes housing under the veterans' rental program, Federal-provincial agreements under the National Housing Acts, and subdivision projects under the Veterans' Land Act. New residential construction initiated by Federal Government departments include armed service married quarters for the Department of National Defence together with housing for employees of other Federal Government departments.

TABLE 15. Data for "other" construction for the period 1945-1950 obtained from *Private and Public Investment in Canada 1926-1951*, Department of Trade and Commerce, Ottawa, p. 151. Annual data shown in *Private and Public Investment in Canada* for 1951 were preliminary and have been revised by the Economics Division, Department of Trade and Commerce.

For the period 1945-1954 housing data estimated by the Economic Research Department, C.M.H.C.

TABLE 16. Data from issues of National Accounts, Income and Expenditure, Research and Development Division, D.B.S.

The seasonal adjustment differs from that of Table 2 in that no account is taken of regional differences in seasonal variation. The seasonal adjustment is made to the total value of privately-initiated new residential construction shown in the table.

TABLE 17. Data from same source as for Table 16.

TABLE 18. Data from same source as for Table 9.

TABLE 19. Data for this table for the years 1945-1948 were obtained from *Residential Real Estate in Canada* by O. J. Firestone, University of Toronto Press, 1951, Tables 77, 78 and 79, pp. 282, 283 and 284. Annual data shown in *Residential Real Estate* for 1949 were preliminary and have been revised. Annual data since 1948 and quarterly estimates for 1951-1954 were computed by the Economic Research Department, C.M.H.C. Data for 1949-1954 include an allowance for Newfoundland.

Gross residential capital formation represents an estimate of expenditures on new construction including major improvements and alterations to existing structures. It includes also supplementary house-building expenses of installed non-moveable equipment and payments for professional services such as architectural and legal fees.

Capital consumption represents an estimate of depreciation, demolitions, and accidental losses to the stock of residential capital such as may be caused by fire, flood or storm.

Both gross residential capital formation and gross capital consumption are net of raw land and relate to the value of assets created by construction activity only.

Net land added to residential real estate represents the value of land put in use for housing purposes less the value of land withdrawn from residential use. The value of net land added for residential purposes together with the value of net capital formation provides a value for total net additions to residential real estate.

The methods of estimating the net value of land put in use for residential purposes are outlined in detail in *Residential Real Estate*, pp. 418-431.

TABLE 20. Data from 1945-February, 1947, obtained from annual and monthly issues *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March-December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for 1948-1954, provided by courtesy of the General Assignments Division, D.B.S. The number of new dwelling units includes conversions.

TABLE 21. Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. Maclean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to mis-interpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1949 construction costs for the units are estimated at \$8,598, of which \$4,836 are material costs, \$2,902 are on-site labour costs and \$860 are overhead and profits. This conversion factor was adjusted according to variations in the composite index of residential building material prices and wage rates in the construction industry as contained in Table 64.

TABLE 22. Data compiled by the Economic Research Department, C.M.H.C. from monthly reports submitted by 104 lending institutions comprising 39 life insurance companies, 32 trust companies, 17 loan companies, 7 fire insurance companies, and 9 fraternal societies. These companies advanced 93 per cent of the total cash disbursements on mortgage loan account for Canadian real estate made by all companies of these types in 1952.

Data on loans by the chartered banks and the Quebec savings banks, under the National Housing Act, 1954, are from the Statistical Department, C.M.H.C.

TABLES 23, 24. Data compiled by Economic Research Department, C.M.H.C. Source is the same as for Table 22.

TABLE 25. Data for joint and insured loans supplied by Statistical Department, C.M.H.C. Data for total loans compiled by Economic Research Department, C.M.H.C. from sources as outlined in Table 22. Conventional loan figures are obtained by deducting joint and insured loans from total loans. This method may give rise to a small margin of error because of the separate sources of information. The approval dates for joint and insured loans may differ for the two sources. Indications are, however, that the lag between the two approval dates is about two weeks so that error should not be large.

TABLE 26. Data supplied by the Statistical Department, C.M.H.C.

TABLES 27, 28, 29, 30. Data supplied by the Statistical Department, C.M.H.C.

TABLE 31. Data from Statistical Department, C.M.H.C. Gross family income includes the total income of dependents of the loan applicant in addition to his own income. The average down-payment is estimated on the basis of loan amounts and the applicants' estimates of the total cost of the dwellings. Data for 1954 include home-owner loans and those builders loans where the dwellings for which the loans were made have been sold.

TABLE 32. Data compiled by Mortgage Administration Department, C.M.H.C.

Figures represent all Rental Guarantee undertakings issued to date by the Corporation with respect to both Corporation loans and Lending Institution loans. No allowance has been made for cancellations or other adjustments.

Data under the heading "With Loans under N.H.A." refer to Rental Guarantee undertakings issued in respect of which Corporation Loans have been approved. Data under the heading "With Conventional Loans" refer to Rental Guarantee undertakings issued in respect of which loans were approved by lending institutions.

TABLE 33. Data compiled by the Economic Research Department, C.M.H.C., from information obtained by courtesy of the Research and Statistics Division, Department of Veterans' Affairs. Data on expenditures for 1950-1954 are not comparable with data for previous years as excess costs borne by the veterans and certain improvements included in previous years are not available for 1950-54.

TABLE 34. Data obtained by courtesy of the Canadian Farm Loan Board, Department of Finance.

TABLE 35. Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 36. Data obtained by courtesy of the Quebec Farm Credit Bureau.

TABLE 37. Data compiled by the Economic Research Department, C.M.H.C. The number of mortgages registered, Greater Toronto Area, 1945-1954 were obtained from the Toronto Registry Office, York East and West Registry Offices and Toronto and York Land Titles Office.

The number of mortgages discharged, Greater Toronto Area, 1945-1953, were obtained from the Toronto Registry Office, York East and West Registry Offices and estimates of discharges from Toronto and York Land Titles Office.

The number of real estate transfers obtained through courtesy of the Inspector of Legal Offices.

The number of mortgages discharged, Greater Toronto Area, 1945-1954, reflect mortgage activity as recorded in the 65 registry and 16 land titles offices of the province. Data for the 65 registry offices and one land titles office are based on original records made available by courtesy of the Inspector of Legal Offices, Province of Ontario. Coverage of the remaining 15 land titles offices were obtained by means of a sample survey of the mortgage registrations and discharges during the month of September, 1953, recorded in 10 land title offices. This information was used in conjunction with the data mentioned above to produce estimates for the province as a whole. For further details of the sample survey see *Mortgage Lending in Canada*, 1953, p. 107.

Estimates for Ontario in 1953 and 1954 are based on data supplied for Greater Toronto.

TABLE 38. Net family formation is the total number of families formed minus the number of existing families dissolved. The number of families formed is taken as the sum of marriages and married female immigrants. Dissolutions represent the sum of deaths to married persons, emigration of married females and divorces.

Data on marriages, deaths to married persons and data on divorces obtained by courtesy of the Vital Statistics Section, Division of Social Welfare, D.B.S. Quarterly deaths to married persons during 1953 estimated by the Economic Research Department, C.M.H.C., on the basis of total deaths during the corresponding periods. Quarterly data on divorces have been averaged from the annual totals and will be revised when actual data become available.

The net family formation series was adjusted by pro-rating the difference between the computed net family formation 1941-1951 and the actual number of families formed in the same period according to the 1951 census. During the intercensal period the computed net family formation totalled 685,300 while the 1951 census shows an increase of 682,300. The difference of 3,000 was pro-rated over the ten year period to conform with the census totals. The number of families at the end of 1949 does not represent the number of families at the end of 1948 plus net family formation in 1949 because of the inclusion of Newfoundland families in March, 1949.

TABLE 39. Population data for 1951 represent the census count for that year. Data for births, deaths and marriages obtained by courtesy the Vital Statistics Section, Division of Social Welfare, D.B.S.

Until the end of 1952, annual and monthly data for births, deaths and marriages are based on tabulated figures by month of occurrence on the basis of residence. Figures for 1953 and 1954 are provisional and represent registrations filed in provincial vital statistics offices during the month under review regardless of month of occurrence.

Source of immigration data is the same as for Table 40.

TABLE 40. Data compiled by the Economic Research Department, C.M.H.C. through courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 41. Data from issues of *National Accounts, Income and Expenditure*, Research and Development Division, D.B.S.

TABLE 42. Data compiled by Economic Research Department, C.M.H.C., from information provided by courtesy of D.B.S.

The indexes of production are based on the total value of output of the more important construction materials in terms of 1949 prices and provide a rough indication of trends in domestic construction activity. As this is true to a somewhat less degree in the case of lumber, and because of its heavy weight in relation to the other materials, it has been shown separately.

The indexes of domestic disappearance are designed to measure the rate of absorption of construction materials and provide a somewhat closer indication of trends on the domestic scene. As is the case of the production indexes, values are based on 1949 prices. To obtain these indexes the production indexes were adjusted, where possible, by the addition of imports, the deduction of exports and more significantly the replacement of the original production data with data on factory sales, thus taking into account changes in producers' inventories. Caution should be taken in the interpretation of this series as it does not take into consideration changes in dealers inventories. This is particularly true with regard to lumber as a very large proportion of yearly output or factory shipments are taken up in this manner. Because of this fact these series cannot be relied upon to give a short term indication of actual absorption of materials on site.

TABLE 43. Sources of data for building materials are as follows:

Sawn Lumber:

1945-1952 Annual issues of *The Lumber Industry in Canada*, D.B.S.

1953-1954 Monthly issues *Production Shipments and Stocks on Hand at Sawmills*, D.B.S.

Hardwood Flooring:

1946-1954 By courtesy the Timber-Controller, Department of Trade and Commerce. The unit measure, square feet, represents a surface measure, plus an allowance for waste and tongue irrespective of thickness.

Wood Fibre Building Board:

1945 By courtesy of the Forest Products Statistics Section, D.B.S.

1946-1954 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

Building Brick and Structural Tile:

(Data relates to face and common brick only)

1945-1950 *Clay and Clay Products*, 1950, D.B.S.

1951-1954 Monthly issues *Products Made from Canadian Clays*, D.B.S.

Flue Linings; Vitrified Sewer Pipe; Non-Metallic Sheathed Cable; Bath Tubs; Sinks; Wash Basins:

1945-1954 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Mineral Wool (Batts, Granulated and Loose):

1945-1951 Annual issues *The Stone Industry in Canada*, D.B.S.

1952-1954 Monthly issues *Mineral Wool*, D.B.S.

Cement:

1945-1952 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.

1954 Monthly issues *Cement and Cement Products*, D.B.S.

Concrete Blocks Cement Pipe and Tile:

1945-March, 1949 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

April, 1949-1954 Monthly issues *Cement and Cement products*, D.B.S.

Production figures are estimated since D.B.S. figures include only 85% of total output in this industry.

Gypsum Plaster; Wallboard; Lath:

1945-1952 Annual issues *The Gypsum Industry in Canada*, D.B.S.

1953-1954 Monthly issues of *Production Shipment and Stocks of Gypsum Products*, D.B.S. The figures for gypsum plaster, in the above publication were adjusted so as to exclude the production of such sundry plasters as moulding plaster, etc.

Builders' Hardware:

1945-1951 Annual issues of *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C., based on data reported to D.B.S. by firms which in 1949 accounted for 98% of the total sales.

Domestic Heating Boilers; Cast Iron Radiators:

1945-1951 Annual issues *The Heating and Cooking Apparatus Industry in Canada*, D.B.S.

1952-1954 Monthly issues of *Stoves and Furnaces*, and, *Cast Iron and Steel Heating Radiators*, D.B.S.

Hot Water Storage Tanks:

1945-1951 Annual issues *The Sheet Metals Products Industry in Canada*, D.B.S.

1952-1954 Monthly issues *Domestic Range Boilers*, D.B.S.

Electric Hot Water Tank Heaters:

1945-1951 *The Electrical Apparatus and Supplies Industry in Canada*, D.B.S.

1952-1954 Estimates prepared by the Economic Research Department, C.M.H.C. from data, supplied by D.B.S., which represent the production of firms which, in 1949, accounted for 86% of the production.

Asphalt Shingles; Tar and Asphalt Felts:

1945-1950 Annual issues *Paper Roofing Industry*, D.B.S.

1951-1954 Monthly issues of *Asphalt Roofing Industry*, D.B.S.

Asphalt Floor Tiles:

1948-1954 Monthly issues of *Asphalt Floor Tiles*, D.B.S.

Paint and Varnishes:

1945-1951 Annual issues *Paints and Varnishes Industry*, D.B.S.

1952-1954 Monthly issues *Sales of Paints, Varnishes and Lacquers*, D.B.S.

TABLE 44. Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 45. Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

The data on wallboard building board for the period 1945-1947 include insulating board. The data for the period 1948-December, 1950 exclude insulating board as the Emergency Exchange Conservation Act which was in effect from 1948 to December 31, 1950 prohibited the importation of this type of building board.

TABLE 46. Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S. include planks and boards only.

TABLE 47. Data obtained from the following sources:

Cast-iron Soil Pipe and Fittings; Cast-iron Pressure Pipe and Fittings; Steel Pipe and Fittings:

1945-1951 Annual issues *Iron Casting Industry*, D.B.S.

1952-1954 By courtesy of the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Structural Steel:

1945-1954 By courtesy of the Steel Division, Department of Defence Production. Structural Steel includes T-bars, Z-bars, H-beams, I-beams, upright angles, etc. where any one leg of the section is 3 inches or over.

Wire Nails and Spikes:

1945-1950 Annual issues *The Hardware Tools and Cutlery Industry in Canada*, D.B.S.

1951-1954 Monthly issues *Nails Tacks and Staples*, D.B.S.

Galvanized Sheets:

1945-1954 Monthly issues *Primary Iron and Steel*, D.B.S.

TABLE 48. Data based on monthly reports supplied by courtesy the Mining Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 49. Data on imports obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

Data on exports obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

TABLE 50. Data compiled by the Economic Research Department, C.M.H.C. from information supplied by courtesy of the Employment and Payroll Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tile, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, gypsum products, asbestos building material, sanitary ware, mineral wool, sand and gravel.

TABLE 51. Data obtained by courtesy of the Economic and Research Branch, Department Labour.

The figures are compiled on the basis of information submitted through day to day layoff reports and monthly summary reports made by local offices of the National Employment Service. Layoffs occasioned by normal seasonal factors are excluded from the compilation as far as possible and an attempt is made to include only non-seasonal separations arising from changing levels of business activity. For two reasons the report should be regarded only as a broad indication of changes in the industry, first, because it is difficult to make an accurate detailed classification by reason for layoff and second, because reports are not received for layoffs involving less than 50 workers or for those of less than two weeks duration.

The layoffs cover manufacturing industries only, and are classified by their cause into three categories: lack of orders; lack of material; and other. The category "other" to a large extent represents non-economic factors such as flood and fire, but it includes some factors that are at least partly economic such as bankruptcies, strikes, and plant closures for repairs or retooling. The latter factors however, do not directly reflect the demand and supply conditions in the market for building materials. The factors which have an immediate bearing on the supply side (lack of material) and on the demand side (lack of orders) of the businesses concerned are shown separately.

TABLE 52. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 53. Data for 1945-1951 on employment and unemployment in nonagricultural industries and for the Canadian labour force obtained from *Canadian Labour Force Estimates, 1931-1950*, Reference Paper No. 35, 1953, Labour and Prices Division, D.B.S. Data on employment in construction industry for 1945 prepared by the Economic Research Department C.M.H.C. from estimates of paid-workers in the construction industry as contained in *Canadian Labour Force Estimates 1931-1950*, p. 18.

The data in this table for the period 1952-1954 are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labour Force Bulletin*, D.B.S.

The estimates for this period are subject to sampling error. In general the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry, the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

The construction industry referred to in Table 53 includes engineering as well as building construction, whereas Table 55 covers the building industry only.

The industry classification used in Table 53 is that contained in the *Standard Industrial Classification Manual*, D.B.S. and has the business of the establishment as a basis whereas the *Occupational* class shown is based on the *Standard Summary of Occupational Classes*, D.B.S. where the basis is the actual job performed. Force account employees of non-construction firms are classified by occupation as construction workers if they are employed in construction work but are classified by industry according to the industrial classification of the employing firm. Conversely, non-construction employees in construction firms are classified by industry as construction employees but by occupation according to the work performed e.g. clerical, managerial. The Province of Manitoba was excluded from the June Labour Force Survey, 1950, because of flood

conditions. To achieve comparability with preceding periods, estimates for Manitoba were made by Labour and Prices Division, D.B.S. and Economic Research Department, C.M.H.C.

TABLE 54. Data based on a distribution of employed construction workers by number of hours worked per week, provided by courtesy of the Special Surveys Division, D.B.S. The average number of hours worked per week is shown to indicate overall seasonal variations and longer term trends. It is calculated from a frequency distribution, somewhat more detailed than that shown in this table, on the assumption that the mid-point of each class interval is representative of the group falling therein. The averages shown are subject to sampling error and should be interpreted with caution. The total number of hours worked per week represents the product of the average number of hours worked per week and the number of workers employed in the construction industry.

TABLE 55. Data represent new series compiled by the Employment Section of the Labour and Prices Division, D.B.S. from reports made by employers with 15 or more employees.

Sources for number of persons employed, aggregate weekly payroll and average weekly earnings in the building industry:

1945-1949 *Annual Review of Employment and Payrolls* D.B.S.

1950 *The Employment Situation*, D.B.S.

1950-1954 Monthly issues of *Employment and Payrolls* D.B.S.

Sources for indexes of employment in the building and non-agricultural industries:

1945-1946 For building industry—by courtesy Labour and Prices Division D.B.S.

For non-agricultural industries—*Employment Payrolls and Average Weekly Earnings 1939-1946* D.B.S.

1947-1950 *Employment Payrolls and Average Weekly Earnings 1947-1950* D.B.S.

1951-1954 Monthly issues *Employment and Payrolls* D.B.S.

TABLE 56. Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 55.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 57. Data for the period 1945-1950 obtained from *National Accounts, Income and Expenditure, 1926-1950*, Research and Development Division, D.B.S. Monthly data for 1951-1954 obtained from *Estimates of Labour Income*, D.B.S.

A series on total construction outlay is shown in Table 15 and a comparison of the two series shows trends that are similar but not identical. There are two reasons for some variation in trend. First, the labour component of construction expenditure does not vary exactly as the other components because of changes in labour output per man hour and different rates of change in wage rates and construction material prices or management and overhead expenses. Second, in the case of labour income estimates a different coverage of the construction industry is made than for estimates of total construction expenditure. Whereas Table 15 is intended to cover all construction expenditures, the estimates in Table 57 do not include: (1) expenditures by unincorporated own account contractors and builders, (2) construction outlay by railway and telephone companies, (3) repair and maintenance construction outlay on force account by non-construction companies, (4) construction outlay by Federal, provincial or municipal governments.

TABLE 58. Compiled by the Unemployment Insurance Section Labour and Prices Division, D.B.S., based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 59. Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 60. Data compiled by the Economic Research Department, C.M.H.C., from data supplied by courtesy of the Immigration Branch, Department of Citizenship and Immigration.

TABLE 61. Data obtained from monthly issues of the *Labour Gazette*, Department of Labour.

TABLE 62. The composite non-residential building material price index is obtained from D.B.S. Reference Paper No. 43, *Non-Residential Building Materials Price Index*, August, 1953 and subsequently from *Prices and Price Indexes*, D.B.S. Indexes of prices of building materials, including the composite index of residential building materials, obtained from *Prices and Price Index Numbers of Residential Building Materials*, March 1948, D.B.S. and subsequently from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes are converted from a 1935-1939 to a 1949 base. The composite index of residential building material prices is weighted according to the value of each listed group of materials entering into residential construction as estimated in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 60-67. Insofar as possible the price index for each group of materials is based on the component items shown in the above publication, and weighted accordingly. In some cases however, where the specific material components listed in the publication covered a wide variety of individual items, representative material items were chosen and weighted according to total production in Canada.

The purpose of these group indexes is to reflect the *average* movement of prices of building materials having a characteristic use. In interpreting these indexes certain qualifications should be observed before drawing general conclusions from them. First, the price of each building material in a group rises or falls either independently of the other or possibly in an inter-related fashion depending on the extent of their homogeneity. Changes in prices of each material may also occur at varying rates from another. Consequently a group index provides no information with respect to price changes experienced by a specific building material within a group. Attention is drawn to *Price Index Numbers of Residential Building Materials 1926 to 1948*, Labour and Prices Division, D.B.S., March 1949, which sets out in detail the building materials comprising each group. Secondly, though the indexes are designed, by applying appropriate weighting techniques, to express *national averages* of price changes, they may be modified by regional cost differentials. This problem of regional differentials in housing construction costs is treated at length in Chapters 1 and 2, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 63. Data obtained from the Department of Labour.

Annual indexes for the individual trades other than sheet metal workers obtained by courtesy of the Economics and Research Branch for the years 1946-1952. The intervening monthly indexes for 1953 and 1954 were computed by the Economic Research Department, C.M.H.C., according to methods established by the Department of Labour and based on monthly wage rate schedules in 29 cities supplied by courtesy of the Industrial Relations Branch.

The index for sheet metal workers was calculated by the Economic Research Department, C.M.H.C., on the basis of rates for 15 cities obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, for the years 1946-1949 and as supplied by courtesy of the Industrial Relations Branch for 1950-1954. The weights used in calculating the index for all construction workers are based on the pattern of building labour employment in 29 cities as revealed by the 1951 census.

The index for all industries for the years 1946-1949 was obtained from annual issues of *Wages and Hours of Labour in Canada*, Department of Labour, and by courtesy of the Economics and Research Branch for April 1952 and 1953. The wage rate index for all industries was converted arithmetically to a 1949 base.

The indexes for all construction workers and all industries include a percentage allowance to cover holiday pay assessments effective in most cities in Canada.

TABLE 64. Combined index of residential building material prices and wage rates in the construction trades is based on the composite residential materials index shown in Table 62 and the index of wage rates of all construction workers, including holiday

pay allowances, shown in Table 63. Combined index of non-residential construction material prices and wage rates in the construction trades is based on the composite non-residential material index shown in Table 62 and the index of wage rates of all construction workers including holiday pay allowances shown in Table 63. The weights for the combined index of residential building material prices and wage rates of construction workers are based on the proportions established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa 1946, and adjusted to reflect labour and material costs in 1949. In percentage terms materials are weighted 62.5 and the wage rates 37.5. The combined index of non-residential building material prices and wage rates is computed according to weights established by the Prices Section of D.B.S. For the non-residential index materials are weighted 65 and wage rates 35.

Revised index of wholesale prices of all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. and converted to a 1949 base.

TABLE 65. Data are obtained from monthly issues of *Prices and Price Indexes*, D.B.S. The rental index is constructed from a matched sample of tenant households. Rent changes on new rental units are recorded from the time such units are taken into the sample. The higher level of rents between old and new dwellings arises first, because they are new, and second because they are freed from control or are subject to different forms of rent control than older dwellings. Only the second factor is equivalent to a price increase because it is not accounted for by the higher quality of new units. The rental component of the cost of living index did not allow for this price increase factor, whereas the rental component of the consumers' price index does. A survey in June, 1952 conducted by D.B.S. showed that decontrolled apartments were renting for an average of 20 per cent more than identical controlled apartments. This figure was taken as a measure of that portion of the difference in rents between old and new units which is attributable to rent control rather than quality differences and has been applied to new rental accommodation built since the base year 1949.

The home ownership cost index includes 5 principal expenditures; property taxes, mortgage interest, repairs, replacement and insurance. The home ownership index is combined with the rent index to produce the overall shelter cost index. For weighting methods see *The Consumer Price Index, January, 1949—August, 1952*, Queen's Printer 1952.

TABLES 66, 67. Data compiled by the Statistical Department, C.M.H.C.

TABLE 68. Data for 1946 and 1947 obtained from *Annual Report, 1947*, C.M.H.C., p. 18. Data for 1948 and 1949 obtained from monthly issues of *Housing Bulletin*, D.B.S. Data for 1950-1954 obtained from monthly issues of *New Residential Construction*, D.B.S.

TABLE 69. Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in this table covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in this table.

The series on building materials industry is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast-iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, mineral wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades"

TABLE 70. Data for period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947-1954 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

- (1) Building materials index based on 16 stocks.
- (2) All industrial index based on 74 stocks during 1945-1947, 76 during 1948 and 82 during 1949-1952 and 81 during 1953 and 1954.
- (3) Data converted from a 1935-1939 to a 1939 base.

INDEX OF CONTENTS

	PAGE
Apprenticeship training, construction trades.....	90
Bankruptcies.....	100
Banks.....	13, 14, 45, 49
Births.....	17, 61
Building materials:	
costs.....	18, 93, 95
companies, stock prices.....	20, 101
exports.....	18, 76, 77, 80
imports.....	73-75, 80
iron, production of.....	78
iron, shipments.....	79, 80
price indexes.....	18, 93, 95
production.....	18, 64-69, 78
sales.....	18, 64, 70-72
steel, production of.....	78
steel, shipments.....	80
stocks.....	64, 70-72
Building permits issued, residential.....	42
Canadian Farm Loan Act, 1927.....	16, 56
Completions:.....	11, 23, 24, 26, 28, 31
by type of unit.....	27
completed dwellings unsold.....	11, 29
completion time.....	99
Consumers' Price Index.....	96
Contracts Awarded, residential.....	43
Costs, building:	
dwelling, by type of.....	19, 97, 98
non-residential building materials.....	93, 95
residential building materials.....	18, 93, 95
wage rates of construction workers.....	18, 94, 95
Deaths:	
to married persons.....	61
total.....	61
Domestic Disappearance:	
building materials, index of.....	64
Earnings:	
building industry.....	18, 86, 87
building material industry.....	81
construction industry.....	88
Employment:	
all industries.....	17, 84, 85
building industry.....	18, 86, 87
building material industry.....	81
construction industry.....	18, 84, 85
non-agricultural industries.....	84, 86
Expenditures:	
armed service married quarters.....	35, 40
federal-provincial housing.....	34, 40
government departments, housing for.....	36, 40
government enterprises, housing for.....	36
gross national.....	39
improvements, residential.....	15, 36
new residential construction.....	12, 36-39

	PAGE
non-residential construction.....	12, 37-39
personal.....	39
private residential construction.....	13, 36, 38, 39
public residential construction.....	13, 36, 40
repair, residential.....	36, 37
Veterans' Land Act, 1942.....	16, 55
Veterans' Rental Housing.....	40
Farm Housing:	
Canadian Farm Loan Act, 1927.....	16, 56
completions.....	26
Farm Improvement Loans Act, 1944.....	16, 57
Quebec Farm Credit Bureau.....	16, 58
starts.....	25
Veterans' Land Act, 1942.....	16, 55
Farm Improvement Loans Act, 1944.....	57
Federal-Provincial Agreements:	
housing projects.....	32
land assembly projects.....	33
Gross Domestic Investment.....	39
Gross National Expenditure.....	39
Gross National Product.....	63
Gross Residential Capital Formation.....	41
Home ownership, index of costs.....	96
House-building activity:	
completions.....	11, 23, 24, 26, 28, 29, 31
distribution of units, completed and unsold.....	29
privately-initiated.....	11, 30
publicly-assisted.....	12, 30
publicly-initiated.....	11, 30, 31
starts.....	11, 23-25, 27, 30, 31
under construction.....	11, 23
Immigration:	
building labour.....	91
total.....	17, 61, 62
Income:	
borrowers under National Housing Acts.....	15, 53
building industry.....	18, 86, 87
building material industry.....	81
construction labour.....	88
national.....	63
personal.....	17, 63
total labour.....	88
Institutional Mortgage Lending:	
conventional.....	13, 47, 54
N.H.A.....	13, 48-53
total.....	13, 44-47
Labour:	
apprenticeship training.....	90
earnings.....	81, 86-88
employment.....	17, 18, 81, 84-87
immigration, building labour.....	91
income.....	86-88
strikes.....	83, 92
unemployment.....	84

	PAGE
unfilled vacancies.....	89
unplaced applicants.....	89
Land, cost of.....	19, 97, 98
Layoffs.....	82
Life Insurance Companies.....	13, 14, 45, 49
Loan Companies.....	14, 45, 49
Mortgage Lending:	
Canadian Farm Loan Act, 1927.....	16, 56
conventional loans.....	13, 47, 54
Farm Improvement Loans Act, 1944.....	16, 57
National Housing Acts.....	13-16, 48-54
Quebec Farm Credit Bureau.....	16, 58
Veterans' Land Act, 1942.....	16, 55
total.....	13, 44-47
Mortgage registrations and discharges:	
Greater Toronto.....	59
Province of Ontario.....	59
National Housing Acts:	
borrowers' income.....	15, 53
corporation loans.....	14, 48, 49
cost of dwellings.....	18, 19, 97, 98
dwellings, type of.....	51, 52
federal-provincial agreements.....	31-34, 41
insured loans.....	47, 48
joint loans.....	47, 48
lender, type of.....	13, 14, 49
limited dividend corporations.....	14, 50
loans for home ownership.....	14, 50
loans for rental purposes.....	14, 50
loans to builders.....	14, 50
primary industries.....	50
rental guarantee plan.....	54
Population:.....	61
births.....	17, 61
deaths.....	61
family formation.....	17, 60
immigration.....	17, 61
marriages.....	16, 60, 61
Prices:	
common stocks, industrial.....	20, 101
common stocks, building material industry.....	20, 101
construction materials (see Costs, Building).....	
consumers' price index.....	96
home ownership, index of costs.....	96
rent, index of.....	96
shelter, index of costs.....	96
wholesale price index.....	95
Privately-initiated housing:.....	11, 30
Publicly-assisted housing:.....	12, 30
Publicly-initiated housing:.....	11, 30, 31
armed services married quarters.....	31
federal-provincial agreements.....	31, 32
government departments.....	36
government enterprises.....	36
veterans' rental.....	31

	PAGE
Rent, Index of:.....	96
Residential building materials, wholesale prices:.....	18, 93, 95
Residential, new construction, value of:.....	12, 36-43
Shelter, index of.....	96
Strikes:	
all industries.....	83, 92
building industry.....	92
building material industry.....	83
Trust Companies.....	14, 45, 49
Unemployment:	
all industries.....	84
construction industry.....	84
non-agricultural industries.....	84
Wages:	
building industry.....	18, 86, 87
building material industry.....	81
construction workers, index of wage rates.....	94, 95

